

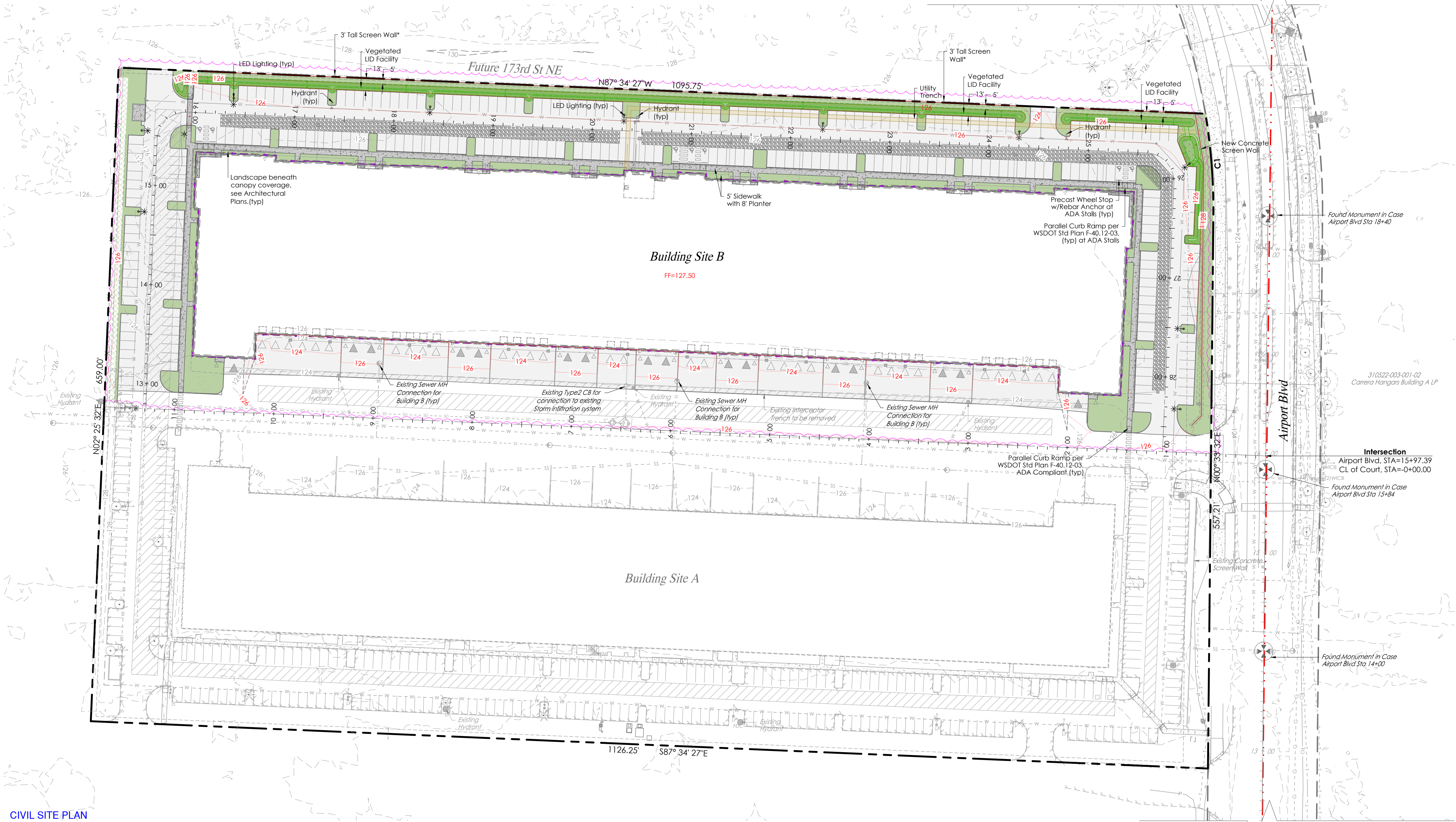
CONTRACTOR NOTE:

It is the responsibility of the Contractor and Construction Manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

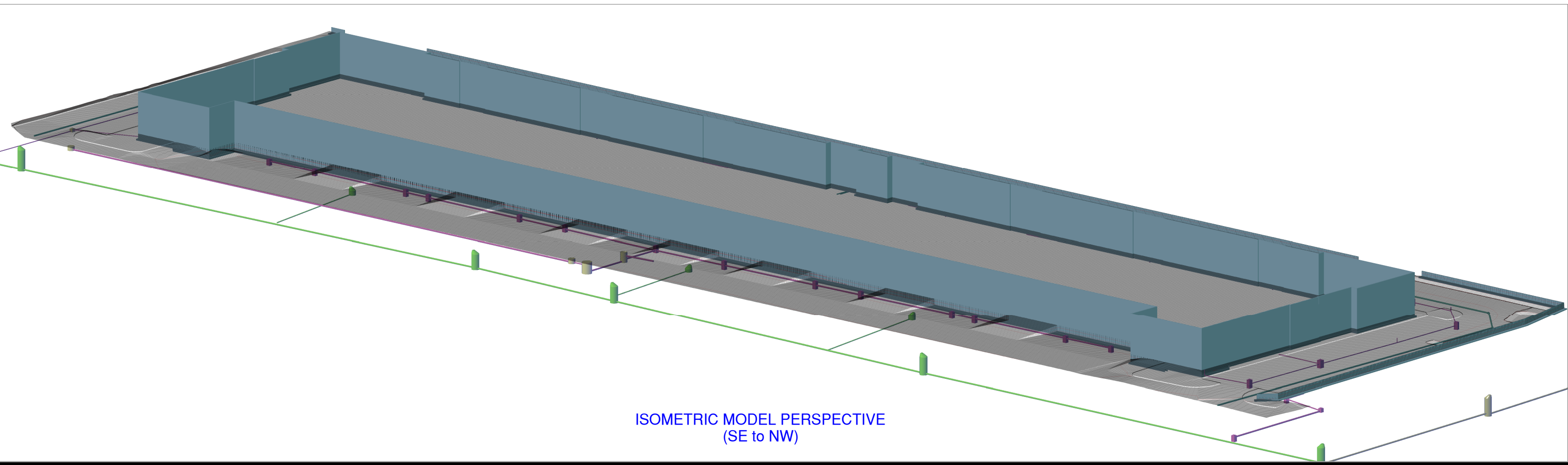
**NOTE:** The engineer has reviewed all As-Built and GIS Information available to identify existing utilities. It is essential that the contractor "Dig Dig" before any excavation begins. Utilities are to be "potholed" by the Contractor before excavation near the areas where utilities may be present. Engineer to be notified if location or inverts vary from information on plans.

\*Note: Northern Screen Wall may be replaced with 3-ft tall Landscaped Berm with confirmation of non-conflict with Future 173rd St NE's final approved ROW location.

A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.



CIVIL SITE PLAN



ISOMETRIC MODEL PERSPECTIVE  
(SE to NW)

LAND DISTURBING AREA

Total Site Area	734,815 sf (16.87 ac)
Impervious Area	
Ex. Aisle / Parking B	16,391 sf
Aisle / Parking B	69,704 sf
Sidewalk B	10,370 sf
Concrete Trash Pad B	203 sf
Loading Dock B	33,360 sf
<b>PGIS Total B</b>	<b>113,637 sf</b>
Roof B	169,432 sf
Total Impervious B	283,069 sf (39%)
Land Disturbing Activity	
Conceptual Area of Disturbance B	378,963 sf
Site Grading	
Cut	0
Fill	7,100

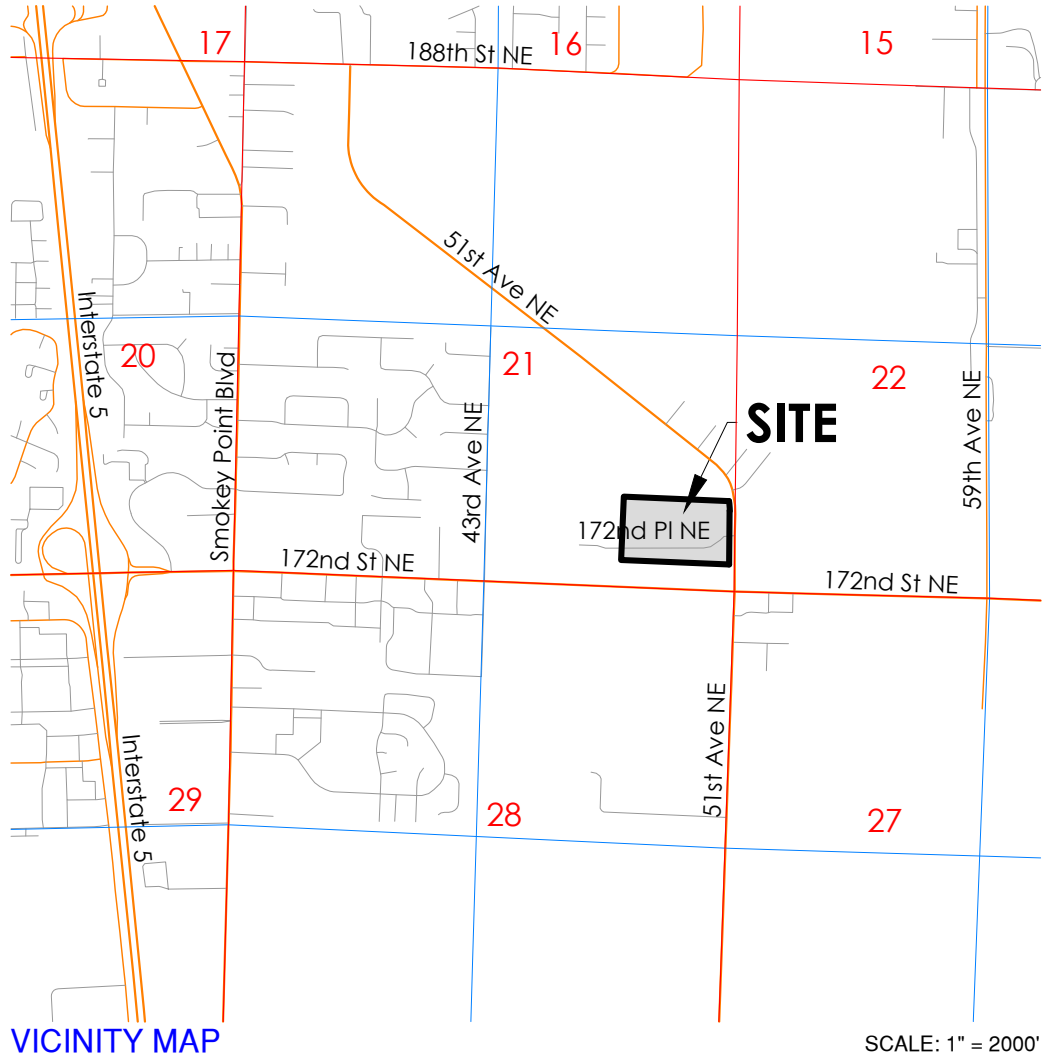
AQUIFER RECHARGE/  
WELL HEAD PROTECTION

Low, Over 100 ft.

SOILS

LYNNWOOD LOAMY SAND:  
Hydrologic Soil Group: A  
Compact Fill Area to 95% Modified Proctor

CALL AT LEAST 2  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555



VICINITY MAP

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST QUARTER OF SAID SECTION 21, THENCE NORTH 87°34'27" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 55.03 FEET; THENCE NORTH 00°33'32" EAST A DISTANCE OF 280.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°33'32" EAST A DISTANCE OF 557.21 FEET TO THE POINT OF A CURVATURE; THENCE 102.94 FEET ALONG A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS 586.74 FEET AND CONSUMING A CENTRAL ANGLE OF 10°03'05"; THENCE NORTH 87°34'27" WEST A DISTANCE OF 1095.75 FEET; THENCE SOUTH 02°25'32" WEST A DISTANCE OF 659.06 FEET; THENCE SOUTH 87°34'27" EAST A DISTANCE OF 1126.25 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

DATUM & BENCHMARK

DATUM:  
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:

VERTICAL BENCHMARK:  
WSDOT DESIGNATION: GP31531-162 MONUMENT ID: 3325  
2" BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE. IT IS LOCATED IN THE NORTHEAST QUADRANT OF THE SR 531 INTERSECTION WITH 51ST AVE NE, NEAR TO THE SOUTHERLY END OF A CONCRETE SIDEWALK, 15.3 METERS @ 80 DEGREES FROM THE APPROXIMATE CENTERLINE OF 51ST AVE NE  
ELEVATION = 125.06

PROJECT INFORMATION

Tax Parcel Numbers  
310521-004-001-00  
734,815 sf (16.87 ac)

GPP Designation  
Existing Zoning  
Existing Land Use  
Proposed Land Use

SITE ADDRESS

4417 172nd St NE  
Arlington, WA 98223

LOCAL SERVICES

Sewage Disposal: City Of Arlington  
Water District: City Of Arlington  
School District: Arlington School District  
Fire District: City Of Arlington  
Post Office: City Of Arlington  
PUD: PUD  
Electric: Verizon  
Phone: Comcast  
Cable: PSE  
Gas: PSE

CONTACT PERSON

Land Technologies Inc.  
Merle Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
merle@landtechway.com

ENGINEER

Land Technologies, Inc.  
Tyler S. Foster, P.E.  
18820 3rd Ave NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

SURVEYOR

North Peak Associates LLC  
Steven C. Berg, P.L.S.  
17270 Woodinville Redmond Rd NE  
Ste 705  
Woodinville, WA 98072  
206.601.4682

OWNER

City of Arlington  
238 N. Olympic Ave  
Arlington, WA 98223

APPLICANT

Robert Shipley  
8201 164th Ave NE, Ste 110  
Redmond, WA 98052  
425.896.8561

CERTIFIED EROSION  
CONTROL SPECIALIST

Sheet List Table	
Sheet Number	Sheet Title
Construction: C15	
C1	Civil Site Plan
C2	Construction Notes
C3	Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Aisle Plan & Profile
C8	Paving Plan
C9	Stormwater Management Overview Plan
C10	Stormwater Management Plan and Profile
C11	Stormwater Management Plan and Profile
C12	Stormwater Management Plan and Profile
C13	Stormwater Management Plan and Profiles
C14	Stormwater Management Details
C15	Water Distribution Plan

CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED  
PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727



PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Merle, Alex  
DATE: March 1, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
AS-BUILT:

Arlington Airport Building B

City of Arlington

SHEET  
C1 of C15  
22x34



A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

LEGEND

Boundary Line

Design Right-of-Way Line

Existing Right-of-Way Line

Design Major Contour Line

Existing Major Contour Line

Design Minor Contour Line

Existing Minor Contour Line

Phase Line

Design Tract Line

Design Lot Line

Existing Lot Line

Design Easement Line

Existing Easement Line

Design Road Centerline

Existing Road Centerline

Site Benchmark

Existing Benchmark

Design Edge of Asphalt

Existing Edge of Asphalt

Design Sidewalk

Existing Sidewalk

Design Driveway Line/Hatch

Existing Path

Design Building

Existing Building

Design/Existing Setback Line

Design Storm Drainage Line

Existing Storm Drainage Line

Design/Existing Type 1 Catch Basin

Design/Existing Type 2 Catch Basin

Design/Existing Storm Drain Clean-out

Design Yard Drain Line

Design Yard Drain Catch Basin

Design Yard Drain Clean-out

Design Shed Dispersion

Design Drainage Basin

Design Swale Line

Existing Ditch Line

Design Sanitary Sewer Line

Existing Sanitary Sewer Line

Design/Existing Sanitary Sewer Manhole

Design/Existing Sanitary Sewer Clean-out

Design Sanitary Side Sewer

Design Path

Design Water Line

Existing Water Line

Design/Existing Water Hydrants

Design/Existing Water Fittings

Design Drainfield

Design Fence

Existing Fence

Existing Wetland Line/Hatch

Design Buffer Line/Hatch

Existing Buffer Line/Hatch

Existing Section Line

Existing Section Symbol

Existing Power Line

Existing Power Symbol

Existing Telephone Line

Existing Telephone Symbol

Existing Gas Line

Existing Gas Symbol

Existing Flow Path

Existing Tree Drip Line

Design Area of Disturbance

Design Temporary Silt Fence

Temporary Construction Entrance

Existing Soil Log

BMP Designations

Designed Bio-Retention Cell

Designed Bio-Retention Cell Lined

Road Drain Dispersion w/100' Flow Path

NGPA signs

CITY OF ARLINGTON STORM DRAINAGE NOTES:

1.

All storm drainage improvements shall be constructed in accordance with these approved plans and City Standards and specifications. Any deviation from these plans will require prior approval from the owner, the City Engineer, and other appropriate public agencies.

2.

All pipe materials shall meet the requirements of the City Standards and Specifications. Acceptable storm drainage pipe materials include concrete, pvc, hdpe, and ductile iron. Corrugated metal pipes (galvanized aluminum or steel) are not accepted by the City. All pipe joints must have gaskets and shall be water tight unless otherwise directed by the City.

3.

Pipe bedding material shall be 5/8-inch minus crushed gravel for all pipe types, except ductile iron. Bedding material for ductile iron pipe shall meet the requirements of the City's Standards and Specifications (Chapter 4).

4.

All trench backfill in areas of pavement or structural loading shall be compacted to at least 95% of the maximum dry density. All other areas shall be compacted to at least 90% of maximum dry density.

5.

All pipe shall be placed on stable earth. If in the opinion of the city inspector, the existing trench foundation is unsatisfactory, then it shall be excavated below grade and backfilled with gravel bedding material to support the pipe.

6.

Lot drainage systems, stub-outs and any drains behind the sidewalk must be installed as required prior to sidewalk construction. Stub-outs shall be marked with a 2"x4" with 3 feet visible above grade and marked "STORM". Location and depth of these installations shall be shown on the as-built plans submitted to the City.

7.

All catch basins shall be type 1 unless otherwise shown on the plans and approved by the City. The use and installation of inlets is discouraged.

8.

All catch basins with a depth of 5 feet (rim to invert) or greater shall be type 2 catch basins equipped with 3/4-inch diameter safety manhole steps or a manhole ladder per City Standard Details.

9.

All grates shall be marked "outfall to stream - dump no pollutants"; all solid cover shall be marked "drain"; all catch basins and manholes shall be equipped with locking frames and lids or grates per City Standard Details.

10.

All grates located in the gutter flow line (inlet and catch basin) shall be "flush" with pavement level.

11.

All retention/detention facilities shall be installed and in operation prior to, or in conjunction with, all construction activity, unless otherwise approved by the City.

12.

Detention/retention ponds with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall be enclosed with a vinyl coated chain link fence.

13.

Bio-filtration swales and/or filter strips shall be constructed, bedded or seeded and in operation prior to, or sodded in conjunction with, asphalt paving. The vegetation in the bio-swale must be well established before paving begins.

14.

Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the Developer prior to the City's acceptance of the project.

15.

When infiltration facilities are constructed, compaction of soil is not allowed, as the design is based on natural soil in the original location. Vehicles shall not be driven over the infiltration area during construction.

16.

If the contractor encounters groundwater or soil conditions different from that shown in the plans during infiltration system installation, the contractor shall notify the city inspector.

GENERAL NOTES

1.

All work and materials shall conform to the current edition of the City of Arlington Public Works Standards and Specifications, and the current edition of the Washington State Department of Transportation (WSDOT) Standard Specifications for road, bridge, and municipal construction. A copy of these documents shall be on site during construction.
2.

It is the sole responsibility of the Developer/Contractor to obtain a grading permit, right-of-way permit, and utility permits, from the City. All required permits from other agencies must also be obtained by the Developer/Contractor.
3.

Prior to any construction activity, the Developer/Contractor shall attend a pre-construction conference with the City. The Contractor shall schedule the pre-construction conference by calling (360) 403-3500. Prior to scheduling, the Contractor must submit and receive approval for the traffic control plan, city permits, temporary erosion and sediment control plan, performance bond, copy of other agency permits, a copy of the contractor's license, and proof of insurance coverage.
4.

A copy of the approved construction plans must be on the job site when construction is in progress.
5.

All site work shall be constructed in accordance with the approved plans. Any deviation from the approved plans will require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
6.

All of the locations of the existing utilities shown in the plans have been established by field survey or obtained from available records and shall therefore be considered approximate and not necessarily complete. It is the sole responsibility of the Contractor to independently verify the accuracy of all utility locations.
7.

The Contractor shall locate and protect all castings and utilities during construction and shall contact the underground utilities locate service (1-800-424-5555 or 811) at least 48 hours prior to construction.
8.

Inspection and acceptance of all work will be accomplished by representatives of the City of Arlington. It shall be the Contractor's responsibility to coordinate and schedule appropriate inspections, allowing proper advance notice. The Inspector may require removal and replacement of items that do not meet City Standards or were constructed without inspection.
9.

The Contractor shall keep the on-site and off-site streets clean at all times by cleaning with a sweeping and/or vacuum truck. Washing of these streets will not be allowed without prior approval from the City Inspector.
10.

The Contractor shall maintain two (2) sets of "as-built" plans showing all field changes and modifications. Immediately after construction completion, the Contractor shall deliver both copies of red-lined plans to the City. The City will forward one of the copies to the design Engineer.

EROSION/SEDIMENTATION CONTROL NOTES:

1.

Approval of the Temporary Erosion/Sediment Control (TESC) plan does not constitute an approval of permanent road or storm drainage design.
2.

A TESC plan meeting the DOE Storm Water Management Manual adopted by the City shall be submitted to the City for approval prior to any work on the site. An approved copy must be maintained on-site and be readily available to the City Inspector at their request.
3.

The TESC BMP's shown on the plan must be installed prior to all other clearing and grading activities, and in such a manner as to ensure that sediment-laden water does not enter the drainage system, leave the site, or violate applicable water quality standards, maintenance, replacement, and upgrading of the TESC plan is the responsibility of the Contractor until all construction is complete and approved by the City.
4.

The boundaries of the clearing limits, shown on the TESC plan, shall be clearly fenced or flagged in the field prior to starting construction. No disturbance beyond the fenced or flagged clearing limits shall be permitted. The fencing and/or flagging shall be maintained by the Contractor for the duration of the construction project.
5.

The TESC facilities shown on the plans are the minimum requirements for the anticipated site construction. During the construction period, these TESC facilities shall be upgraded and added to as needed, for unexpected storm events and to reflect changed conditions, as required by the City.
6.

The Contractor shall provide the city a 24-hour emergency contact phone number of the Contractor's certified erosion control supervisor prior to starting construction.
7.

The TESC facilities shall be inspected daily by the Contractor and maintained as necessary to ensure continued function and operation.
8.

Between October 1 and April 30, disturbed areas that are to be left unworked for more than two (2) days shall be immediately covered by mulch, sod or plastic covering. Between May 1 and September 30, disturbed areas that are to be left unworked for more than seven (7) days shall be immediately covered by seeding or other approved methods.
9.

Sediment deposits shall be removed from all Catch Basins, Pre-treatment/sediment Pond, and sediment Traps upon reaching a depth of 12 inches.
10.

any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures, shall provide adequate storage capacity, and shall be cleaned out entirely once the site is stabilized. If the permanent facility is to ultimately function as an infiltration system, the facility shall not be used as a temporary settling basin.
11.

where seeding for temporary erosion control is required, fast germinating grasses shall be applied at an approximate rate of 120 lbs per acre.
12.

where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of 3 inches, or 3,000 pounds per acre.
13.

Soil stockpiles shall be stabilized within 24 hours. When actively working with the soil stockpile, stabilization BY GROUND COVER BMPs shall occur at the end of each work day.
14.

Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
15.

Maintenance and repair of TESC facilities and structures shall be conducted immediately upon recognition of a problem or when the TESC measures become damaged.
16.

Upon completion of the project, all bmp's shall be removed from the site and right of way. If bmp's are required to remain in place for further protection, arrangements for removal shall be made with the city inspector.

ADA CONSTRUCTION NOTES:

- ADA NOTES:

The following notes shall apply to hardscape facilities within the public Right-of-Way.
1.

Unless otherwise specified on the plans, or directed by the City Engineer, cross slopes of sidewalks shall be nominal 1.5%, cross slopes shall not be less than 1% nor exceed 2%.
2.

Maximum slopes shown on the plans represent the maximum allowable slopes permitted by current ada requirements. The Contractor shall take into consideration construction tolerances when placing sidewalks to insure maximum slopes are not exceeded.
3.

Completed sidewalks or other hardscape elements that exceed maximum specified slopes or are less than minimum specified slopes shall be removed and replaced by the Contractor at the Contractor's expense.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CONSTRUCTION SEQUENCE

1.

Arrange and attend a pre-construction meeting with City of Arlington staff, the on-site erosion control specialist, the design engineer, and owner.
2.

Identify clearing limits as required with flagging and/or temporary orange construction fence.
3.

Grade and install construction entrance(s).
4.

Place silt fence, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site.
5.

Provide protection for existing offsite catch basins and other drainage facilities.
6.

Grade swales.
7.

Grade and stabilize roads in conjunction with clearing and grading activity.
8.

Install temporary sedimentation measures.
9.

Clear any vegetation on site. Complete mass grading. Save gravel placed over relic topsoil. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with City of Arlington standards.
10.

Locate and install Bio-Swale system trenches and associated stormwater conveyance.
11.

Install Water and Sewer.
12.

Construct bathroom facilities.
13.

Final grade, construct and pave roadways. Ensure that the permanent drainage system is complete and functional.
14.

Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant rain gardens and wetland areas in accordance with landscape and wetland mitigation plans.
15.

Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City of Arlington approval.

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

CONSTRUCTION DRAWING APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_

City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_

THIS APPROVAL VALID FOR 18 MONTHS

LAND TECHNOLOGIES

18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

LAND TECHNOLOGIES

MAKING A WAY OUT OF NO WAY

ALAN S. FOSTER

STATE OF WASHINGTON

53726

REGISTERED

PROFESSIONAL ENGINEER

PROJECT LEAD: Mente

CHECKED BY: Tyler

DRAWN BY: Mente, Alex

DATE: February 20, 2022

REVISION 1: -

REVISION 2: -

REVISION 3: -

REVISION 4: -

AS-BUILT: -

City of Arlington

Arlington Airport Building B

4417 172nd St NE, Arlington, WA 98223

A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST W.M.

238 N. Olympic Ave, Arlington, WA 98223

C2

of

C12

22x34

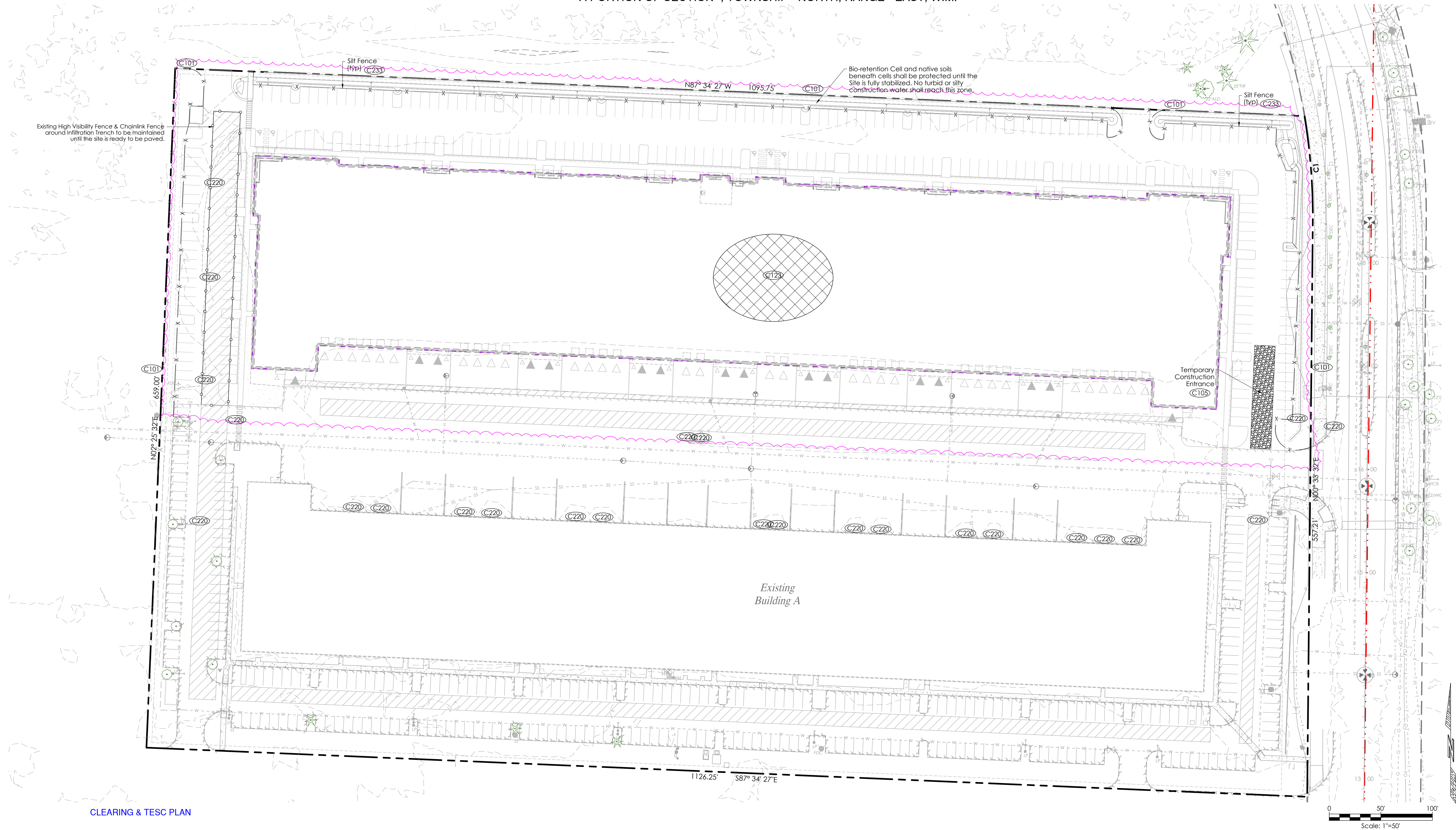
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2:35AM RCP - Arlington Airport Building & Streets C3 Clearing & TESC Plan.dwg

A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.



CLEARING & TESC PLAN

**AQUIFER RECHARGE/  
WELL HEAD PROTECTION**  
Low, Over 100

**SOILS**  
Lynnwood Loamy Sand;  
Hydrologic Soil Group: A  
Compact Fill Area to 95% Modified Proctor

**CALL AT LEAST 2  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555**

**GENERAL NOTE:**  
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

**CONSTRUCTION SWPPP**

The 13 elements that are part of a Construction SWPPP are as follows:

1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
10. Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
11. Maintain BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs as well as their removal at the end of the project.
12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
13. Protect on-Site stormwater management BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

**BMP'S (to be applied as appropriate)**

- BMP'S:**
- C101 Preserving Natural Vegetation
  - C102 Buffer Zones
  - C103 High Visibility Fence
  - C105 Stabilized Construction Entrance
  - C107 Stabilized Parking Area
  - C120 Temporary & Permanent Seeding
  - C121 Mulching
  - C123 Plastic Covering
  - C140 Dust Control
  - C150 Materials on Hand
  - C151 Concrete Handling
  - C152 Sawcutting and Surface Pollution Prevention
  - C153 Material Delivery, Storage and Containment
  - C160 Certified Erosion & Sediment Control Lead
  - C162 Scheduling
  - C200 Interceptor Dike and Swale
  - C206 Level Spreader
  - C207 Check Dam
  - C208 Triangular Silt Dike
  - C209 Outlet Protection
  - C220 Storm Drain Inlet Protection
  - C233 Silt Fence
  - C234 Vegetated Strip
  - C235 Straw Wattles
  - C240 Sediment Trap

**OWNER**  
City of Arlington  
238 N. Olympic Ave  
Arlington, WA 98223

**CERTIFIED EROSION  
CONTROL SPECIALIST**

CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED  
PER THE CONDITIONS ON THE TITLE SHEET.  
By: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON  
Date: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

Arlington Airport Building B

City of Arlington

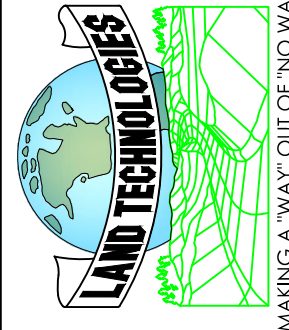
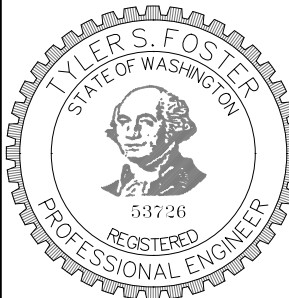
SHEET  
C3 of C12

22x34

PROJECT LEAD: Merve  
CHECKED BY: Tyler  
DRAWN BY: Merv, Alex  
DATE: March 1, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

4417 172nd St NE, Arlington, WA 98223  
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

CLEARING & TESC PLAN



**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

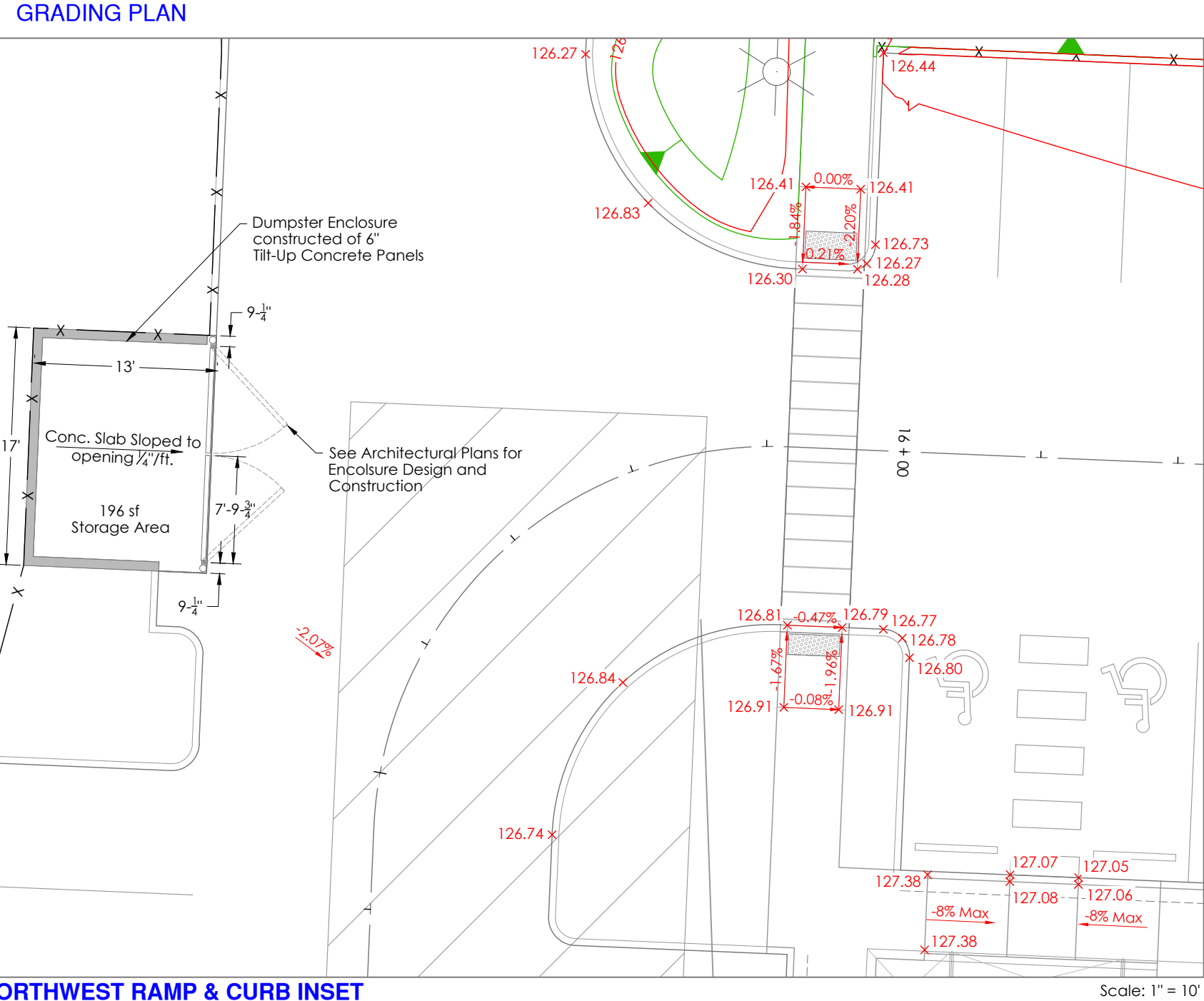
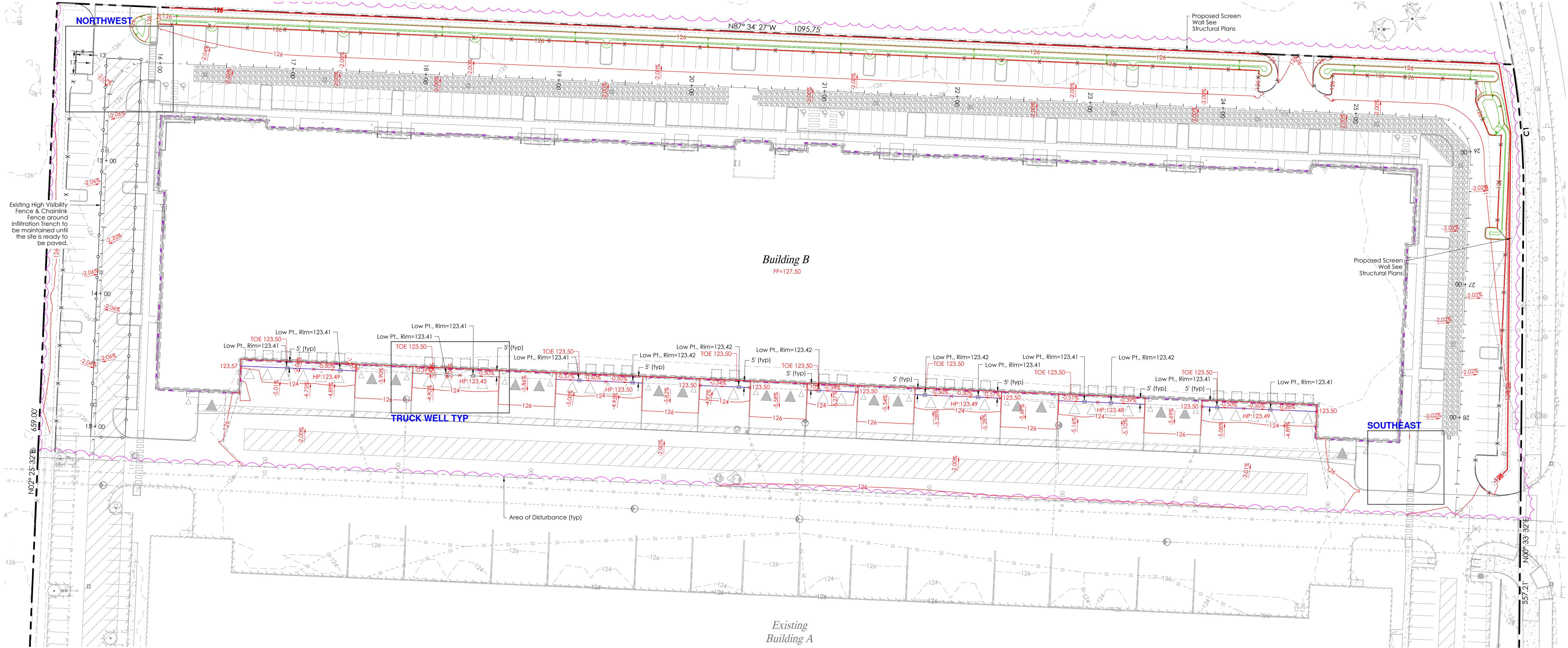
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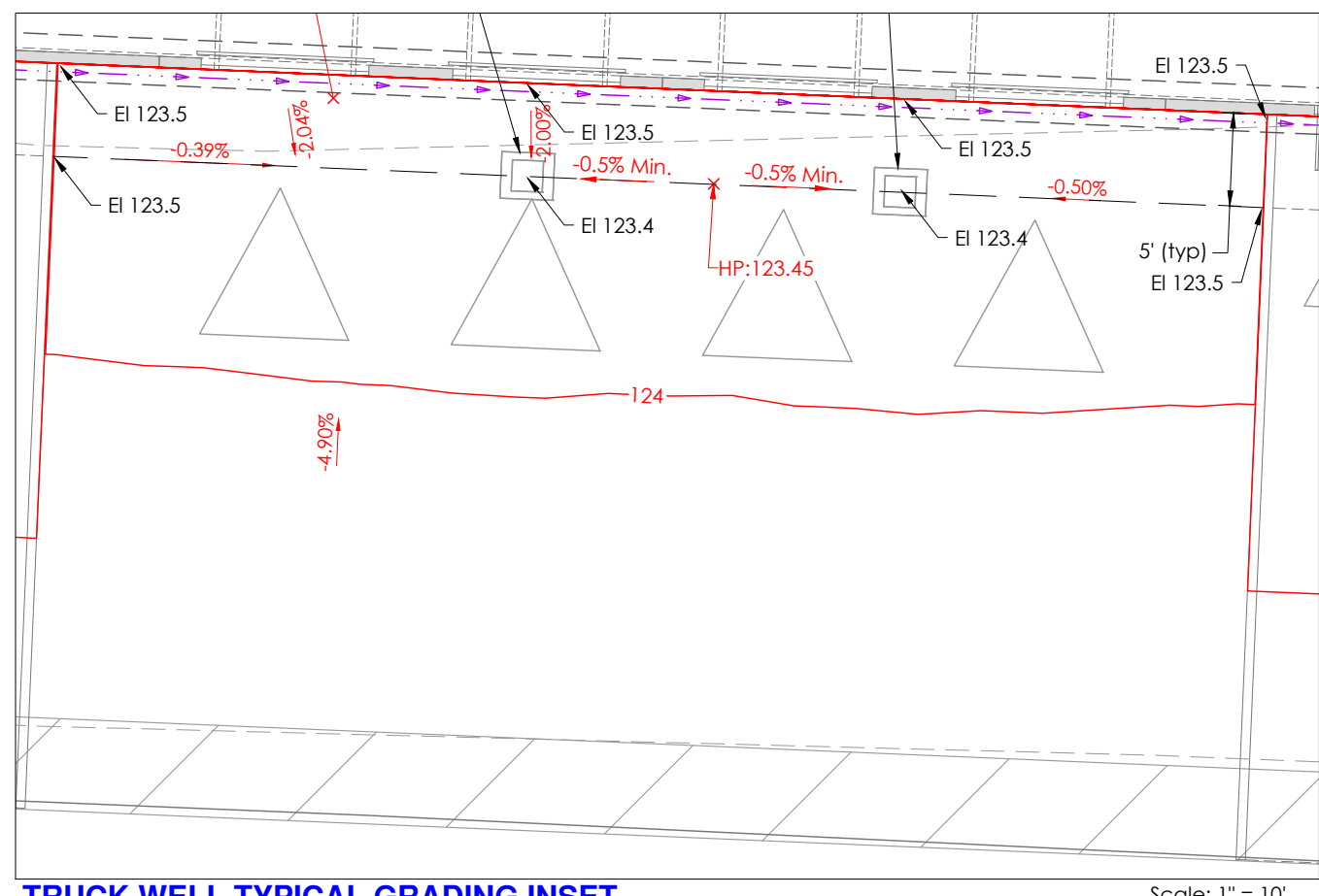
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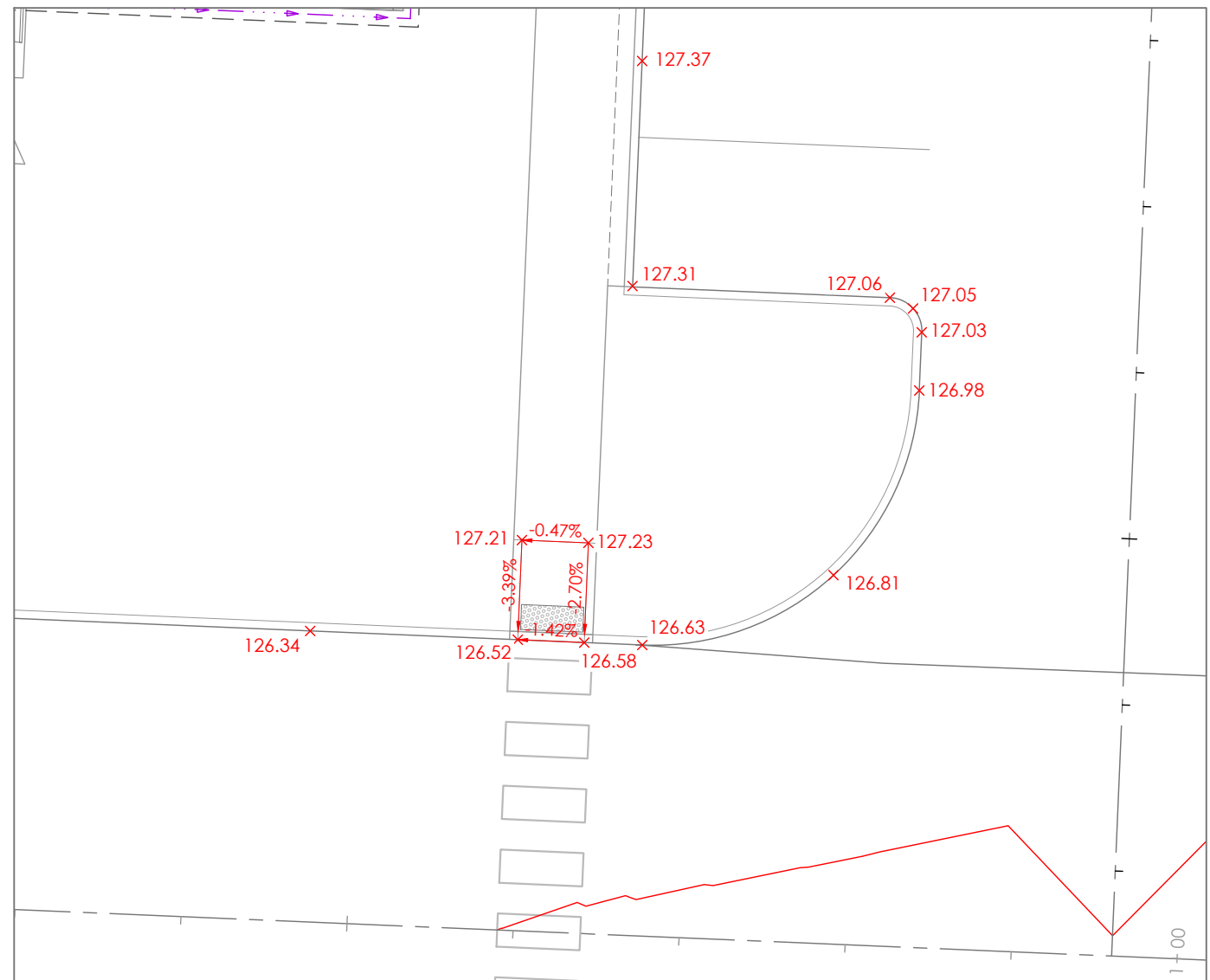
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.



NORTHWEST RAMP & CURB INSET



TRUCK WELL TYPICAL GRADING INSET



SOUTHEAST RAMP & CURB SECTION INSET

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SOILS

Lynnwood Loamy Sand; Hydrologic Soil Group: A Compact Fill Area to 95% Modified Proctor

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.  
BY: \_\_\_\_\_ City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_ THIS APPROVAL VALID FOR 18 MONTHS

LAND TECHNOLOGIES

18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

LAND TECHNOLOGIES

PROFESSIONAL ENGINEER

PROJECT LEAD: Merve  
CHECKED BY: Tyler  
DRAWN BY: Merve, Alex  
DATE: March 1, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

City of Arlington

Arlington Airport Building B

4417 172nd St NE, Arlington, WA 98223

A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

238 N. Olympic Ave., Arlington, WA 98223

GRADING PLAN

Scale: 1"=50'

SHEET

C4 of C15

22x34



CALL AT LEAST 2  
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**2 ACCESS POINT GRADES**  
SCALE: NTS per COA R-090

**NOTES:**

- See STD Dwg R-180 for Curb Details.
- When accessing shouldered roadways, maintain shoulder slope to pivot point A.
- Access point grade shall be measured from pivot point B.
- Landing width W may be reduced subject to approval of the city engineer.
- A vertical curve shall be constructed to transition the landing to the access approach. The vertical separation between the curve and a 10-foot chord of the curve shall not exceed 3.25 inches (where D is positive) or 2.00 inches (where D is negative).

TYPE OF ACCESS	ACCESSING	LANDING WIDTH W S	ACCESS GRADE D
RESIDENTIAL (URBAN)	NON-ARTERIAL	15'	± 15% MAX.
RESIDENTIAL (URBAN)	ARTERIAL	15'	± 7% MAX.
COMMERCIAL/INDUSTRIAL	NON-ARTERIAL	30'	± 8% MAX.
COMMERCIAL/INDUSTRIAL	ARTERIAL	30'	± 5% MAX

**5 Soil Filter Dam**  
SCALE: NTS

**7 TEMPORARY INTERCEPTOR SWALE**  
SCALE: NTS Per 2014 SMMWW Vol 2 Ch 4.2

**4 SILT FENCE DETAIL**  
SCALE: NTS Per 2014 SMMWW Vol 2 Ch 4.2

**1 STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: NTS Adapted from 2014 SMMWW Vol-2 Fig 4.2

CONSTRUCTION DRAWING APPROVAL  
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BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
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SHEET  
C5 of C12  
22x34

LAND TECHNOLOGIES  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

LAND TECHNOLOGIES  
MAKING A "WAY" OUT OF "NO WAY"

PROJECT LEAD: Mente  
CHECKED BY: Tyler  
DRAWN BY: Mente, Alex  
DATE: February 28, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Arlington Airport Building B  
4417 172nd St NE, Arlington, WA 98223  
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST W.M.

City of Arlington  
238 N. Olympic Ave, Arlington, WA 98223

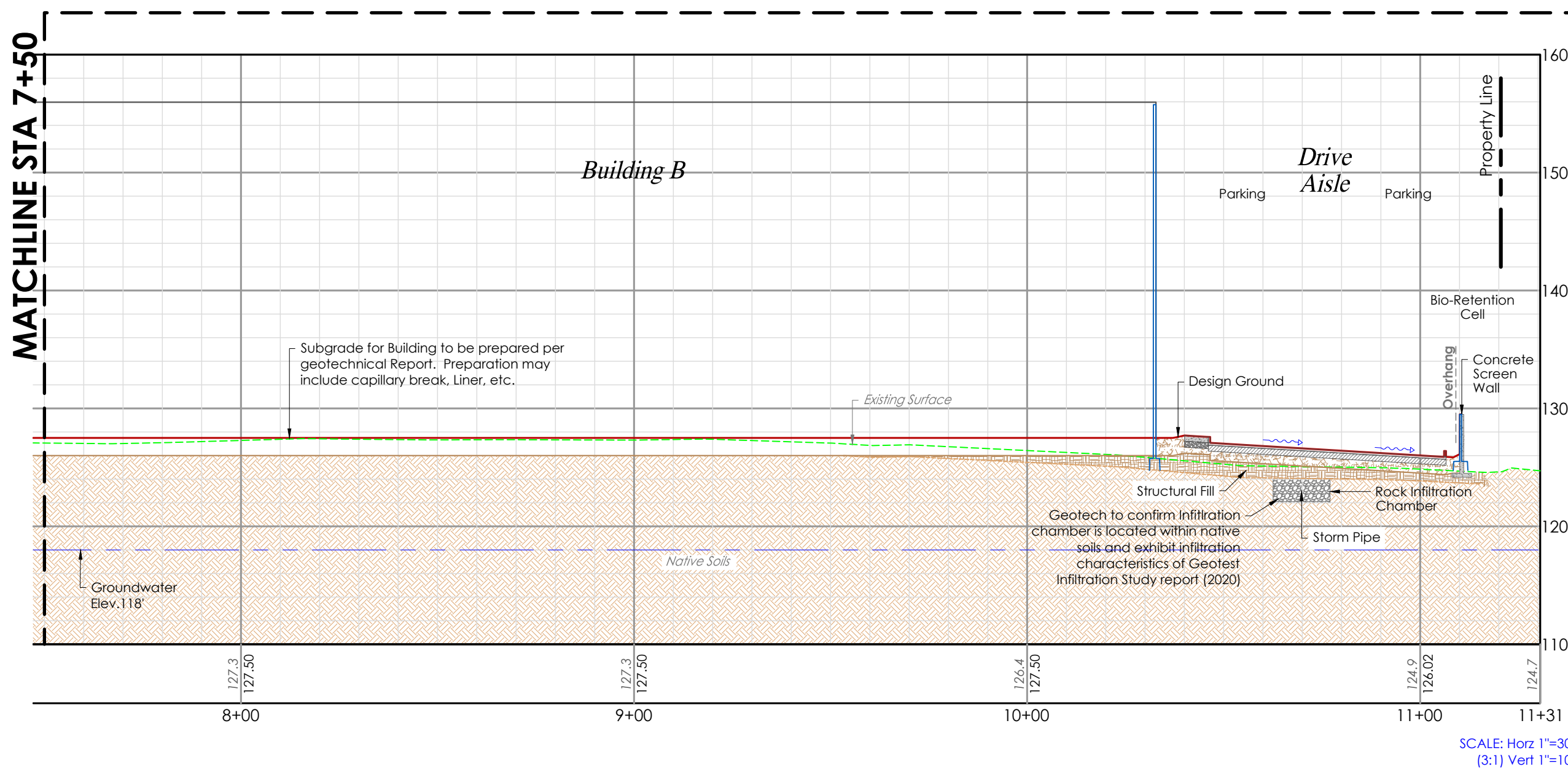
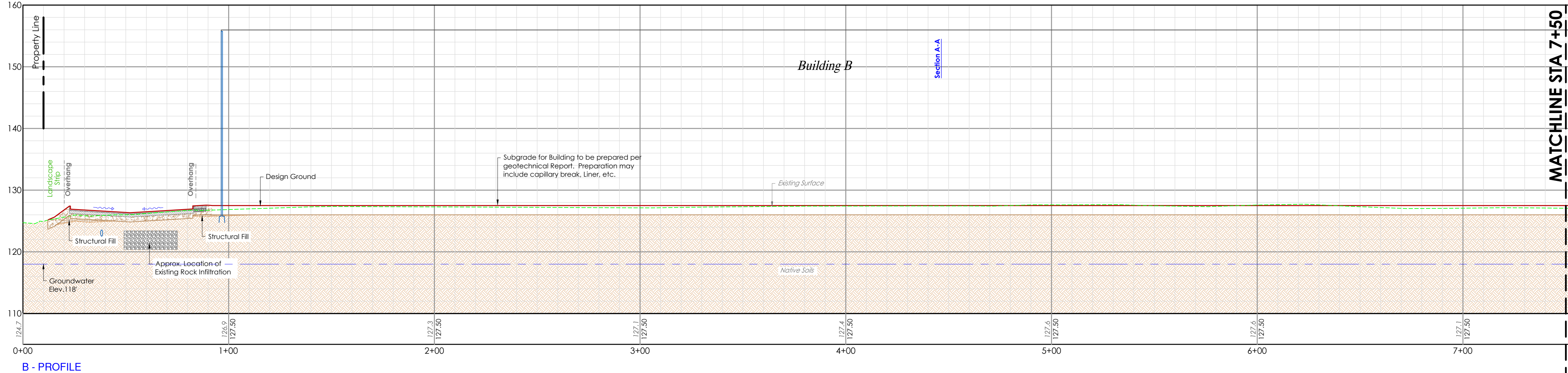
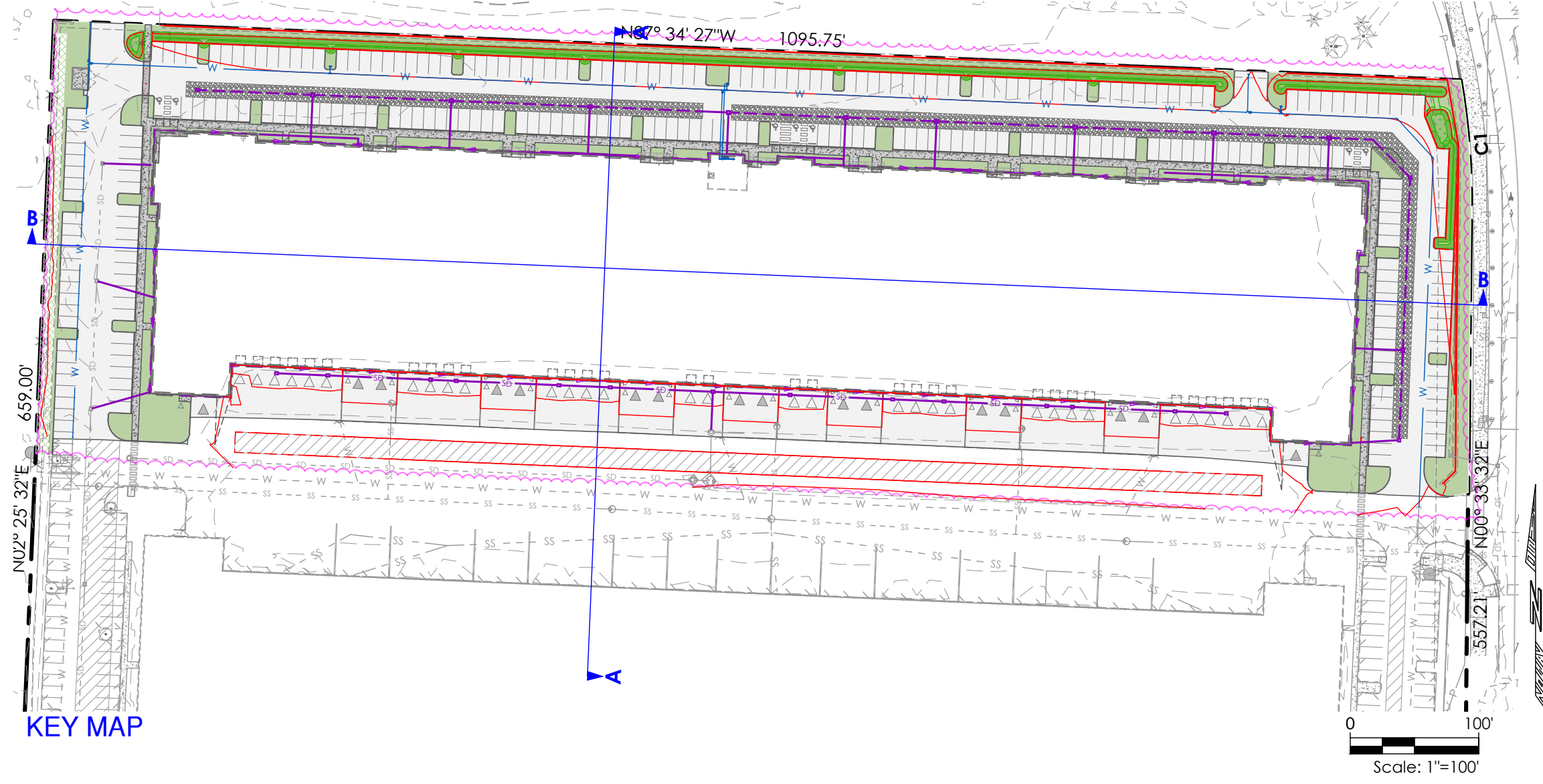
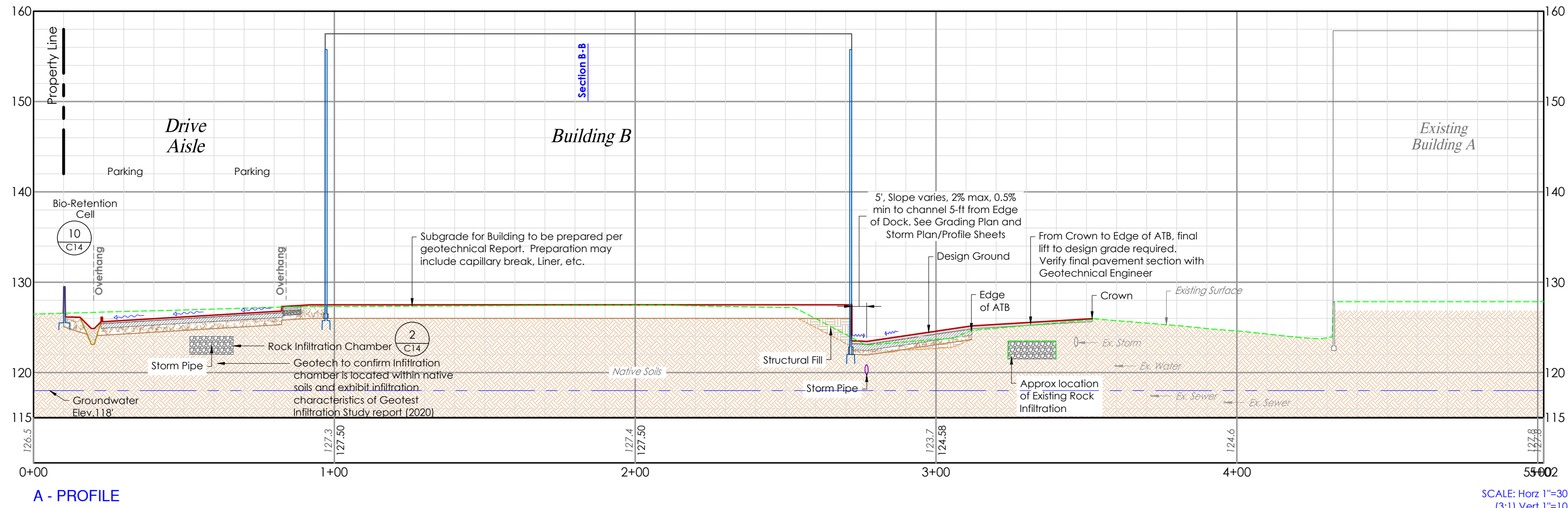
GRADING & TESC DETAILS



4/12/2022 2:12 PM

Z:\SMARTCAP - Arlington Airport Building B Streets C&S Site Cross Sections.dwg

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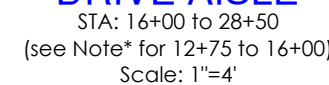


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City of Arlington 238 N. Olympic Ave., Arlington, WA 98223	Arlington Airport Building B 4417 172nd St NE, Arlington, WA 98223 A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.	PROJECT LEAD: Marie CHECKED BY: Tyler DRAWN BY: Marie, Alex DATE: March 1, 2022 REVISION 1: - REVISION 2: - REVISION 3: - REVISION 4: - AS-BUILT: -	LAND TECHNOLOGIES 18820 Third Avenue, N.E. Arlington, WA 98223 360-652-9727 © Copyright 1993-2022 MAKING A WAY OUT OF NO WAY
SHEET C6 of C15 22x34		SITE CROSS SECTIONS	





\*NOTE: Aisle pavement and finish Grading per Terra Vista Civil Plans for Building A from Approx. Sta: 12+75 to 16+00  
2% Grade to CL, (inverted Crown section)



SCALE: Horz 1"=40'  
(4:1) Vert 1"=10'

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS



4/12/2022 2:13 PM

3:58 AM R-170 - Arlington Airport Building & Streets C&G Paving Plan.dwg

A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

PAVING PLAN

LEGEND

EXISTING HMA PAVEMENT TYPE 1  
16,590 sf

HMA PAVEMENT TYPE 1  
69,730 sf

HMA PAVEMENT TYPE 2  
33,350 sf

1/2" x 4" FULL DEPTH EXPANSION JOINT EVERY 30' ALIGN EXPANSION JOINTS & DUMMY JOINTS IN CURB WITH JOINTS IN SIDEWALK

V-GROOVE 1/4" DEEP (TYP)

1/2"x1-1/2" DUMMY JOINT 15' C/C

1/2" x 1/2" FULL DEPTH EXPANSION JOINT EVERY 30'

CURB & GUTTER

1/2" x 1/2" DUMMY JOINT

5' TYPICAL (SEE NOTE 7 BELOW)

2% CRUSHED SURFACING TOP COURSE, COMPACTED TO 95% DENSITY

CEMENT CONCRETE SIDEWALK

PLAN VIEWS

1/2" x 1/2" DUMMY JOINT

5' TYPICAL (SEE NOTE 7 BELOW)

2% CRUSHED SURFACING TOP COURSE, COMPACTED TO 95% DENSITY

CEMENT CONCRETE SIDEWALK

TYPICAL SECTION

NOTES:  
1. SIDEWALKS SHALL BE A MINIMUM OF 4" THICK, AND SHALL BE CLASS 3000 CEMENT CONCRETE, WITH AIR ENTRAINMENT (MIN 4.5% - MAX 6.5%).  
2. FULL EXPANSION JOINTS SHALL GENERALLY BE PLACED TO MATCH THOSE PLACED IN ADJACENT CURB & GUTTER, WITH MAXIMUM SPACING OF 30 FEET, FINAL SPACING DETERMINATION SHALL BE DECIDED BY THE INSPECTOR IN THE FIELD.  
3. SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY.  
4. SIDEWALK SHALL BE AT LEAST 6" THICK IN DRIVEWAYS.  
5. THE FINISHED SIDEWALK SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND COVERED BY WATERPROOF PAPER OR PLASTIC SHEETING IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE FOR A MINIMUM OF 72 HOURS.  
6. ALL JOINTS SHALL BE CLEANED AND EDGED WITH AN EDGER HAVING A 1/4" RADIUS.  
7. SIDEWALKS ARE TYPICALLY 5' WIDE, WIDER SIDEWALK MAY BE REQUIRED BY THE CITY.

CITY OF ARLINGTON

APPROVED BY

DATE

REF STD SPEC

L. NAME

07/21/2008

DEPARTMENT OF PUBLIC WORKS  
STANDARD DETAILS

CEMENT CONCRETE SIDEWALK

STANDARD DETAIL NUMBER  
R-170

1 1/2" R (TYP 2PL)

10"

2 1/2"

1" R (TYP 2PL)

AS SPECIFIED

#3 BARS

1'-0"

1'-0"

1'-0"

1'-0"

#3 BARS

CUT/SAWED JOINT

CEMENT CONCRETE CURB

EXTRUDED CEMENT CONCRETE CURB

SPACING OF ANCHOR BARS

NOTES:  
1. DUMMY JOINTS SHALL BE PLACED NOT TO EXCEED 15' ON CENTER. THRU JOINTS SHALL BE PLACED ONLY AT POINTS OF TANGENCY ON STREET ALLEY AND DRIVEWAY RETURNS AND WHERE THRU JOINTS OCCUR IN THE PAVEMENT SLAB.  
2. CONCRETE SHALL BE CLASS 3000 OR COMMERCIAL WITH AIR-ENTRAINMENT.  
3. AT THE CONTRACTOR'S OPTION CONCRETE CURBS MAY BE ANCHORED TO THE SIDE OF EVERY JOINT, OR BY USING AN ADHESIVE. THE ADHESIVE SHALL MEET THE REQUIREMENTS OF SECTION 9-20 OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR TYPE II EPOXY RESIN.

CITY OF ARLINGTON

APPROVED BY

DATE

REF STD SPEC

L. NAME

07/21/2008

DEPARTMENT OF PUBLIC WORKS  
STANDARD DETAILS

EXTRUDED CONCRETE CURB

STANDARD DETAIL NUMBER  
R-200

SEE DETAIL BELOW

24"

24"

12"

12"

R=30'

R=30'

1/2" UP

TYPE 1 CURB

CEMENT CONCRETE SIDEWALK

2

2

4

1

5

5

1

2

CURB TRANSITION DETAIL

NOTES:  
① WIDTH OF DRIVEWAY AT PROPERTY LINE.  
② 1/2" WIDE FULL DEPTH EXPANSION JOINT.  
③ FULL DEPTH EXPANSION JOINT IF ① IS 15' OR GREATER.  
④ DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.  
⑤ DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK IN RESIDENTIAL AREAS, 8" THICK IN COMMERCIAL AREAS, AND IS TO BE PLACED ON A MINIMUM OF 2" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.

CITY OF ARLINGTON

APPROVED BY

DATE

REF STD SPEC

L. NAME

07/21/2008

DEPARTMENT OF PUBLIC WORKS  
STANDARD DETAILS

CEMENT CONCRETE DRIVEWAY APPROACH  
TYPE 2

STANDARD DETAIL NUMBER  
R-230

2.5" CL 3/4" Pg. 64-22 HMA  
6" Crushed Surfacing per WSDOT 9-03.9(3)  
Subgrade

HMA TYPE 1 - (Light)  
NTS

4" CL 3/4" Pg. 64-22 HMA  
8" Crushed Surfacing per WSDOT 9-03.9(3)  
Subgrade

HMA TYPE 2 - (Heavy)  
NTS

ATB may have been placed on top of Crushed Surfacing in portions of the Heavy Duty area within the Truck Court. Contractor shall consult with Geotechnical Engineer on finish paving requirements or if existing HMA/ATB requires removal.

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG  
1-800-424-5555

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City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
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LAND TECHNOLOGIES

18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

LAND TECHNOLOGIES

MAKING A "WAY OUT" OF NO WAY

ALAN S. FOSTER  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL ENGINEER  
53726

PROJECT LEAD: Merve  
CHECKED BY: Tyler  
DRAWN BY: Merv, Alex  
DATE: March 1, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Arlington Airport Building B

4417 172nd St NE, Arlington, WA 98223  
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST W.M.

PAVING PLAN

City of Arlington

238 N. Olympic Ave, Arlington, WA 98223

SHEET  
C8 of C15  
22x34






1. NOTES:
1. Roof Drain Connections located per Architectural Plans.
2. All roof drains to pass through a SCT screen/filter before release to Rock Infiltration Chamber.
3. Roof drains on the West side of the building are to be connected to the existing infiltration Chamber constructed with Building A to the South. This portion of the building and drive/parking are allocated with the Building A Drainage Report and Design.
4. Drive Aisle/Parking Pavement and Sidewalk Areas shall flow to BioRetention Cells.
5. Truck Court Pavement is captured and allocated to the existing infiltration chamber constructed with Building A to the South. Connect drains to the existing Type-2 CB.

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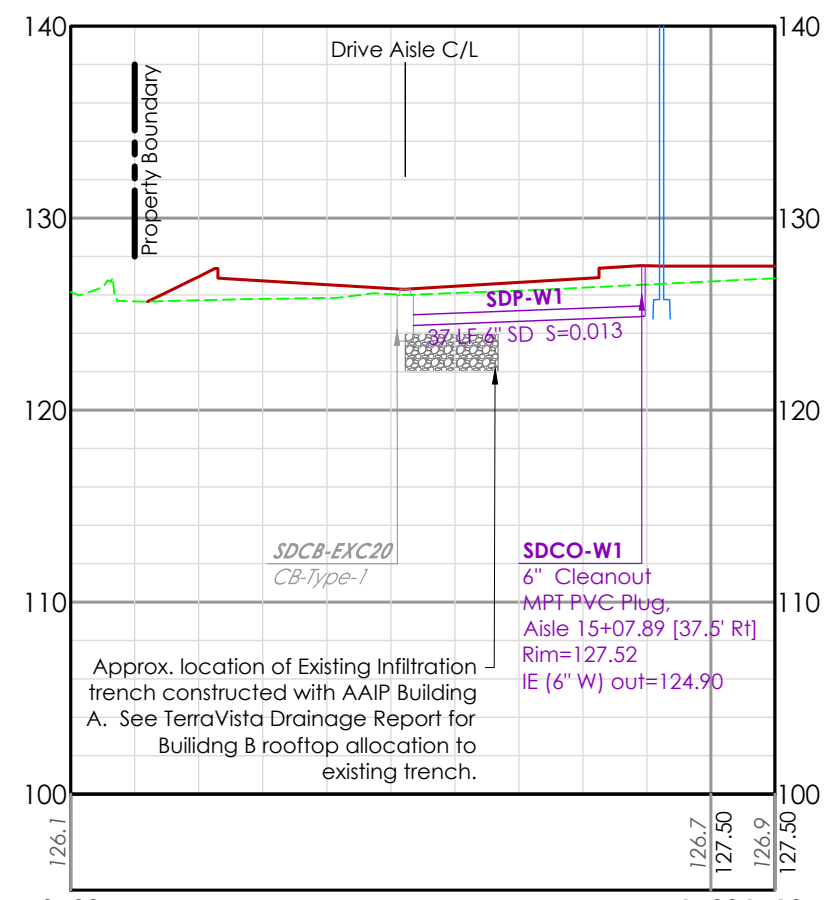
	C9	SHEET of C15	22x34
City Of Arlington	Arlington Airport Building B	4417 172nd ST NE, Arlington, WA 98223 A PORTION OF SECTION 1, TOWNSHIP - NORTH, RANGE - EAST, W.M.	PROJECT LEAD: <i>Merritt</i> CHECKED BY: <i>Naylor</i> DRAWN BY: <i>Merr, Alex</i> DATE: <i>March 1, 2022</i> REVISION 1:- REVISION 2:- REVISION 3:- REVISION 4:- AS-BUILT: -
238 N. Olympic Ave, Arlington, WA 98223			LAND TECHNOLOGIES  18820 Third Avenue, N.E. Arlington, WA 98223 360-652-9727 © Copyright Land Technologies MAKING A WAY OUT OF NO WAY
STORMWATER MANAGEMENT OVERVIEW PLAN			



4/12/2022 2:15 PM

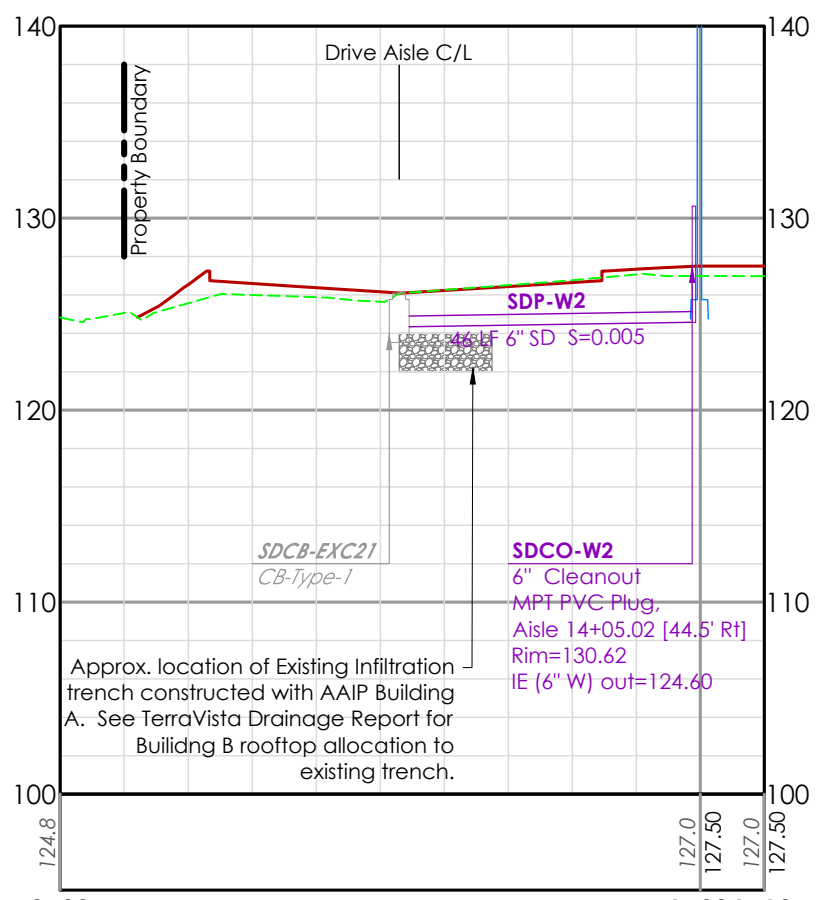
3:58 AM 3/22/2022 - Arlington Airport Building Stormwater Management Plan and Profile.dwg

A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.



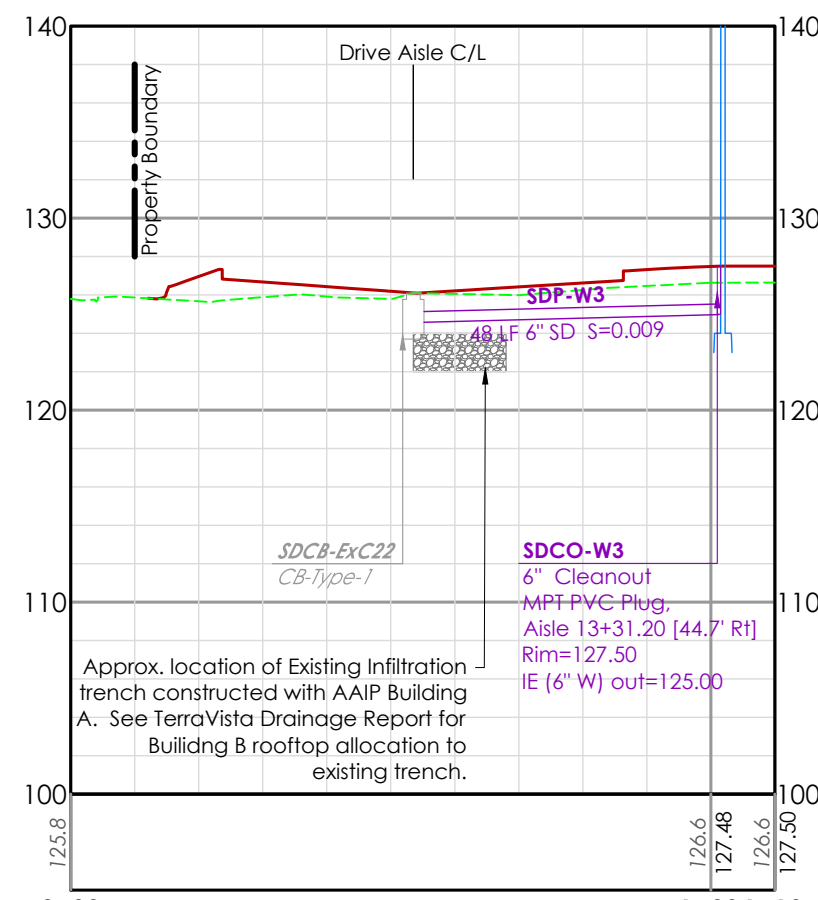
SDCO-W1 - PROFILE

SCALE: Horz 1"=30'  
(3:1) Vert 1"=10'



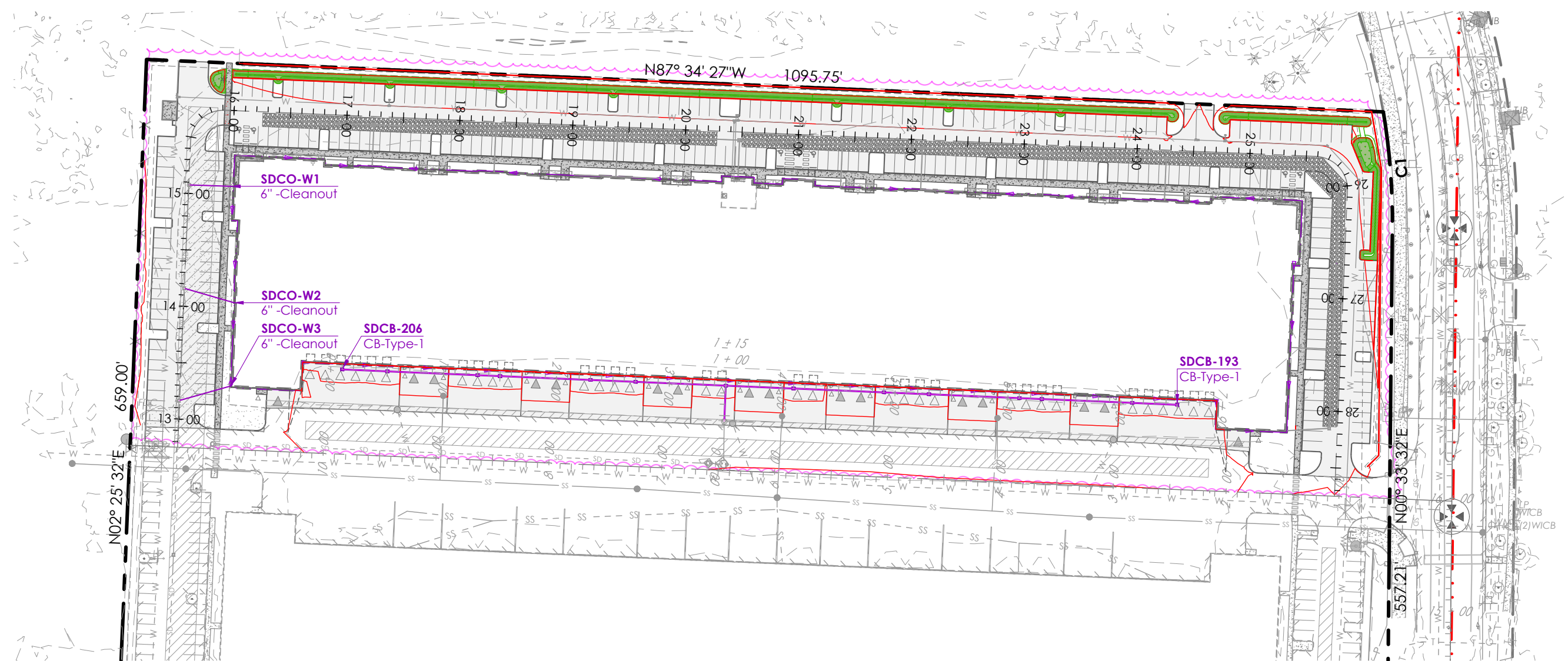
SDCO-W2 - PROFILE

SCALE: Horz 1"=30'  
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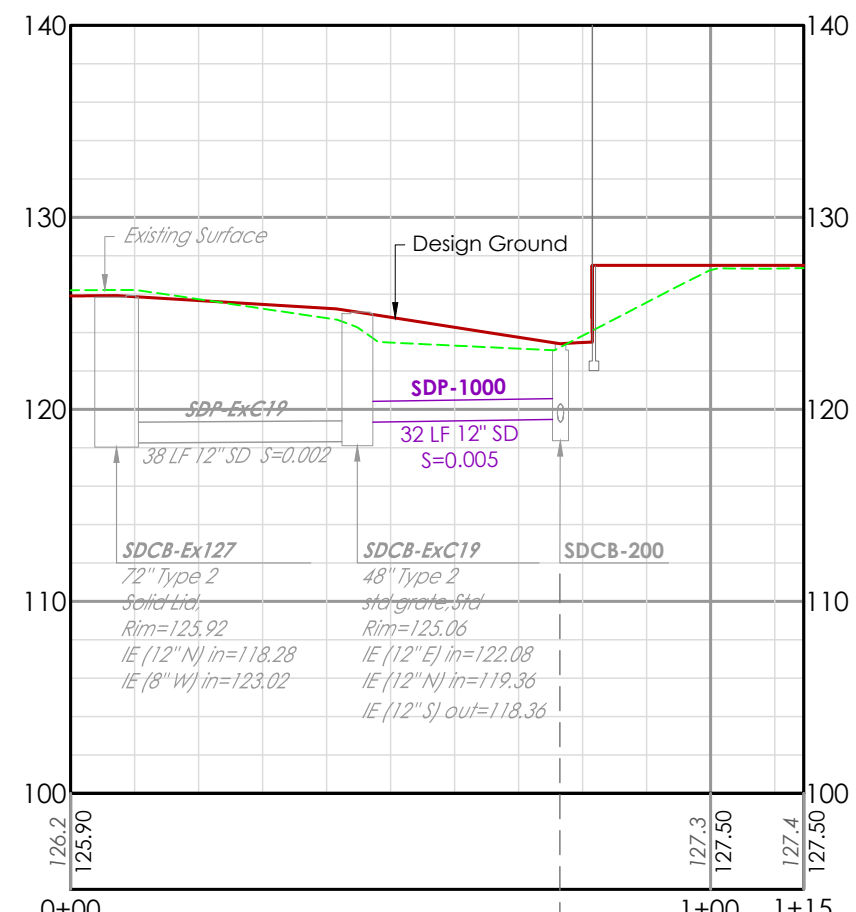


SDCO-W3 - PROFILE

SCALE: Horz 1"=30'  
(3:1) Vert 1"=10'

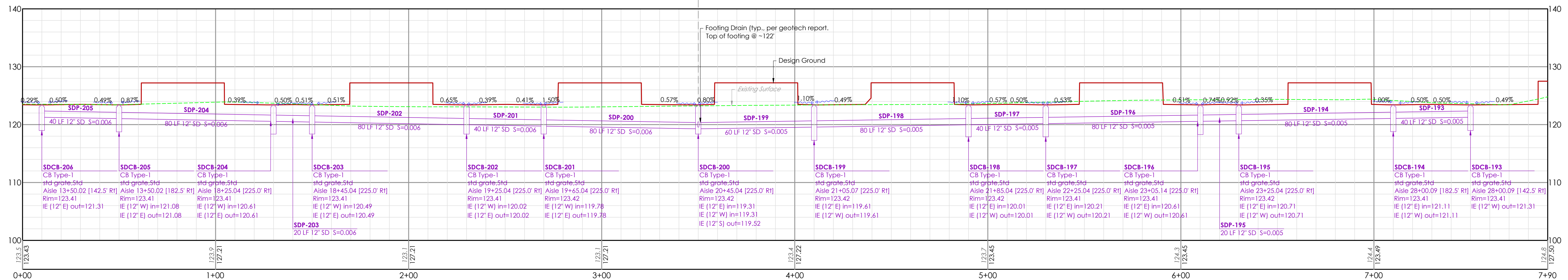


STORMWATER MANAGEMENT PLAN



SDMH-Ex. C19 to SDCB-200 - PROFILE

SCALE: Horz 1"=30'  
(3:1) Vert 1"=10'



SDCB-206 to SDCB-193 - PROFILE

SCALE: Horz 1"=30'  
(3:1) Vert 1"=10'

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360-652-9727

LAND TECHNOLOGIES

TYLER, FOSTER  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL ENGINEER  
533726

PROJECT LEAD: Mente  
CHECKED BY: Tyler  
DRAWN BY: Mente, Alex  
DATE: March 1, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

City of Arlington

Arlington Airport Building B

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A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST W.M.

288 N. Olympic Ave, Arlington, WA 98223

CITY OF ARLINGTON

STORMWATER MANAGEMENT PLAN AND PROFILE

CITY OF ARLINGTON

SHEET

C10 of C15

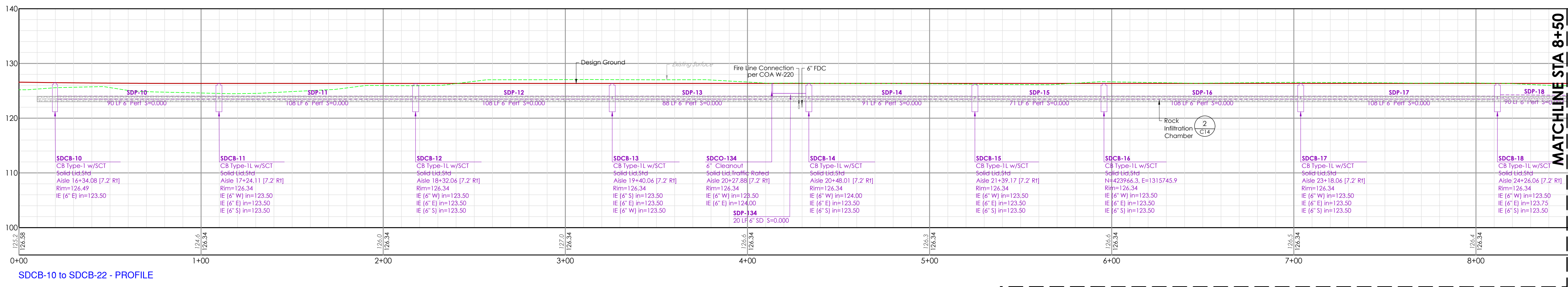
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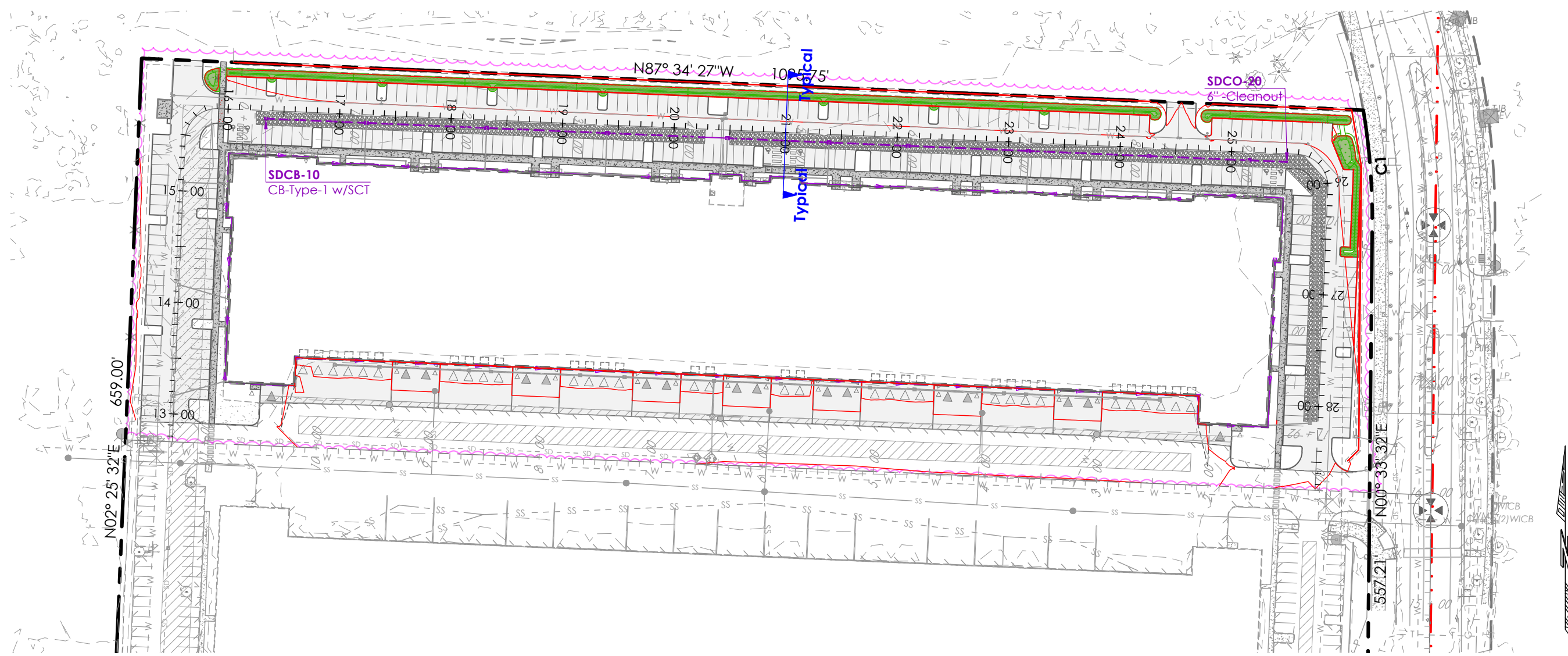
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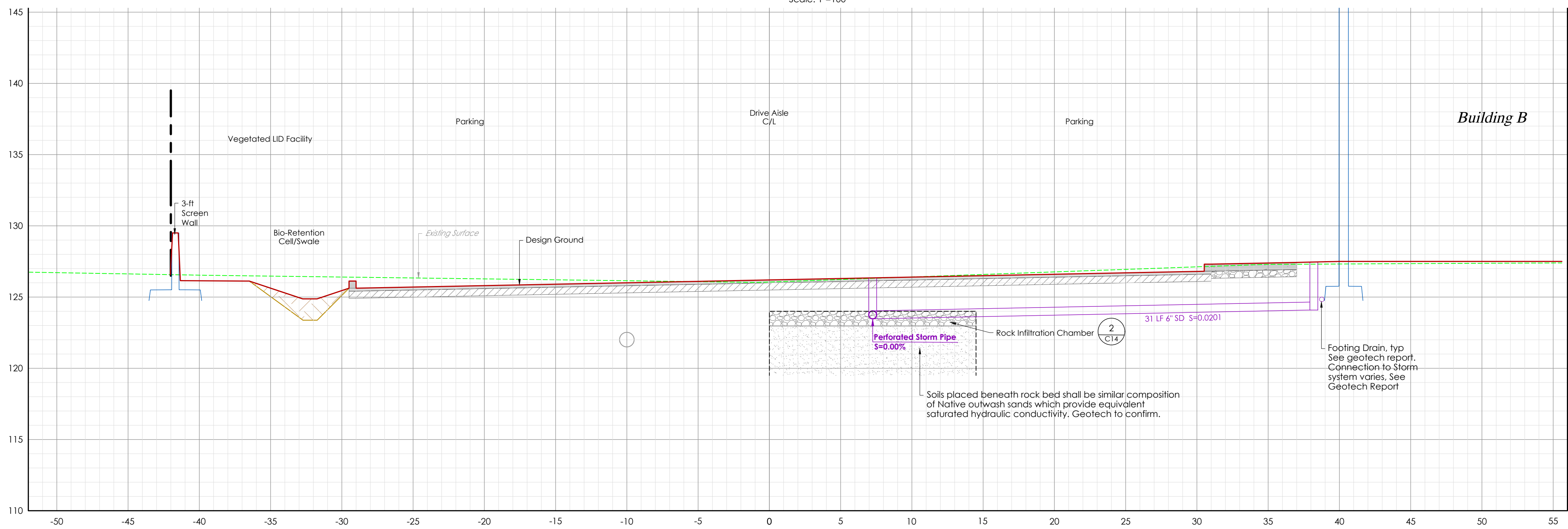
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SDCB-10 to SDCB-22 - PROFILE



STORMWATER MANAGEMENT PLAN



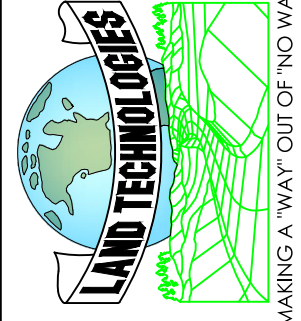
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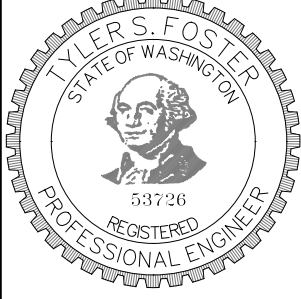
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Arlington Airport Building B

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A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST W.M.

STORMWATER MANAGEMENT PLAN AND PROFILE

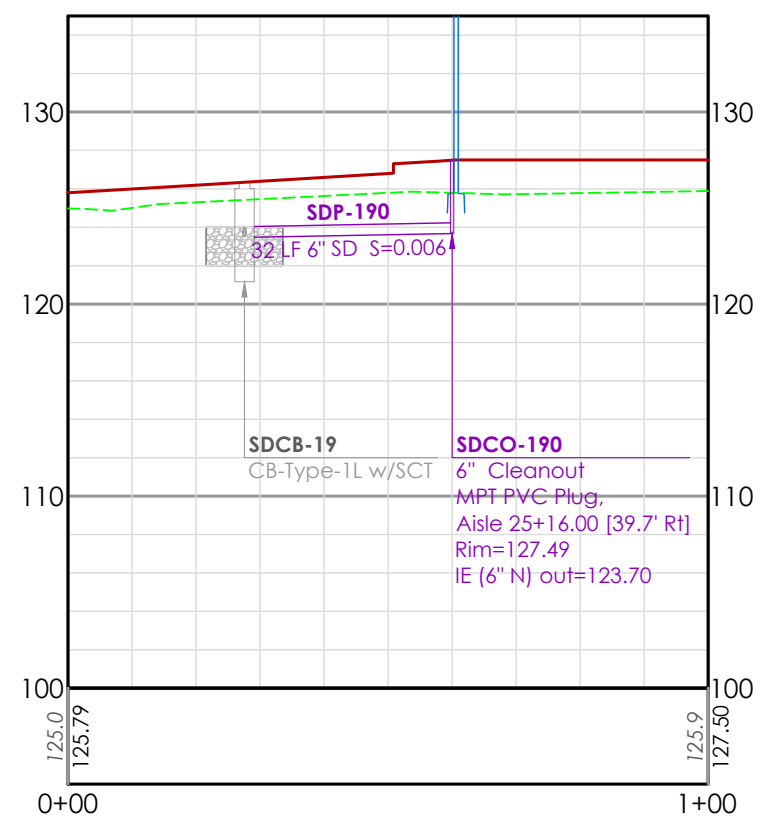
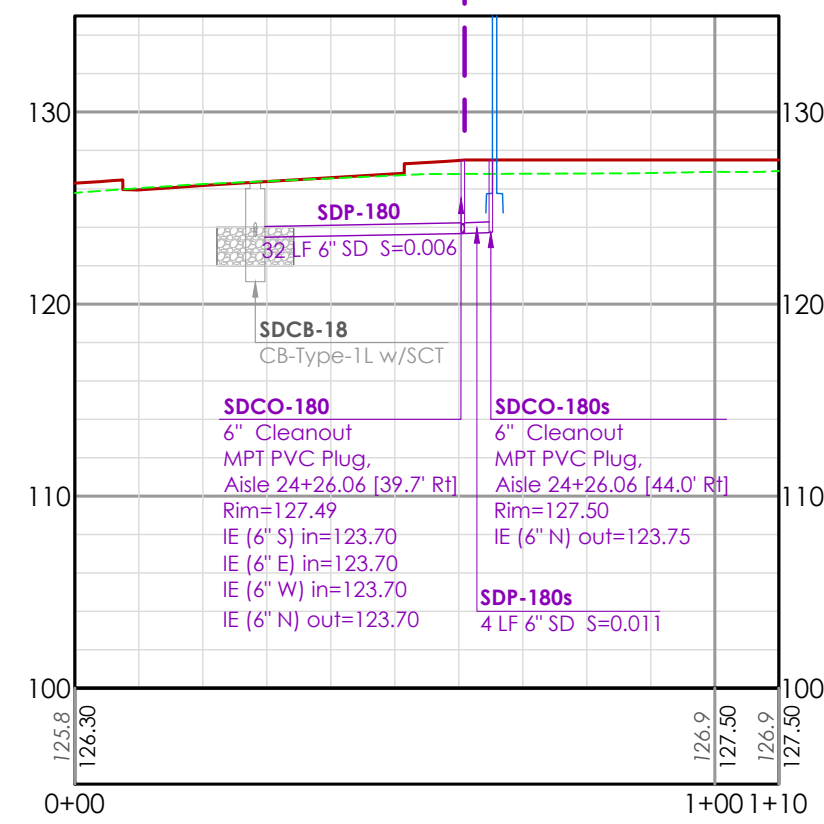
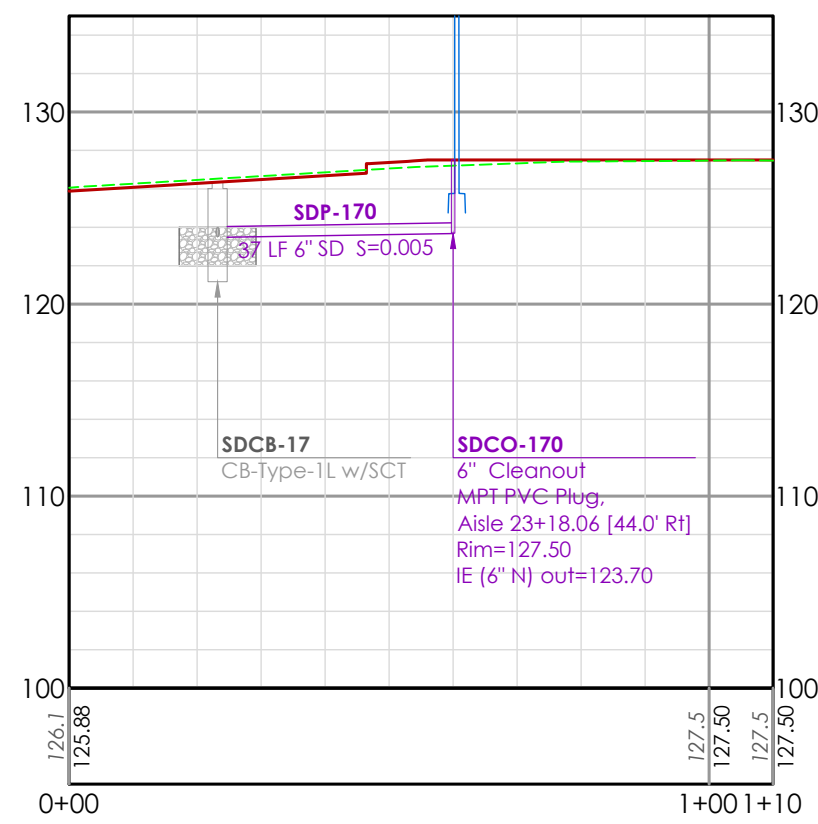
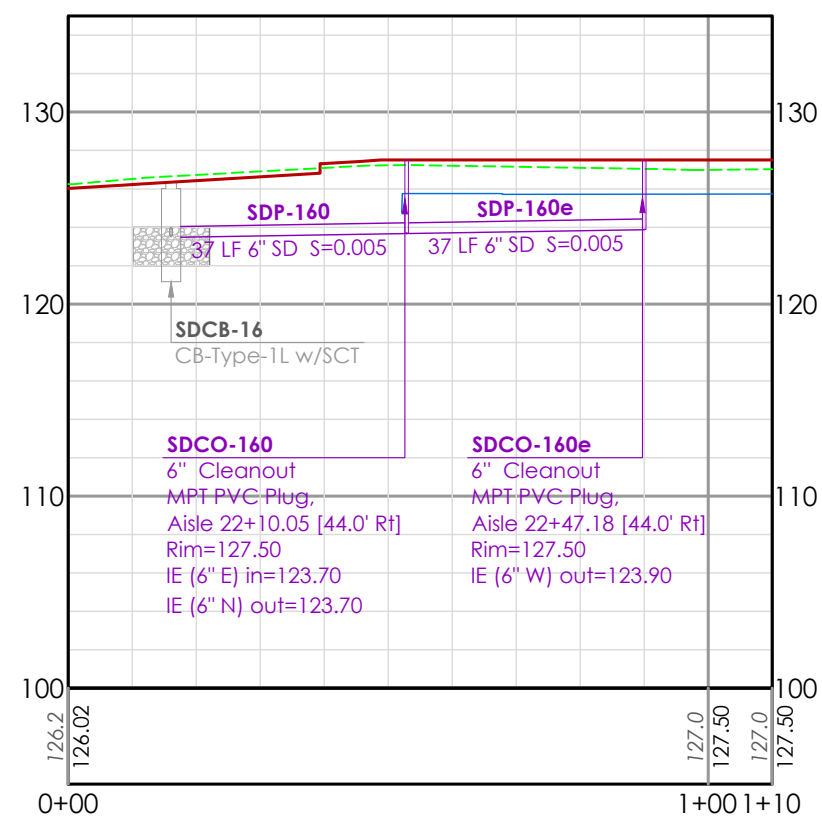
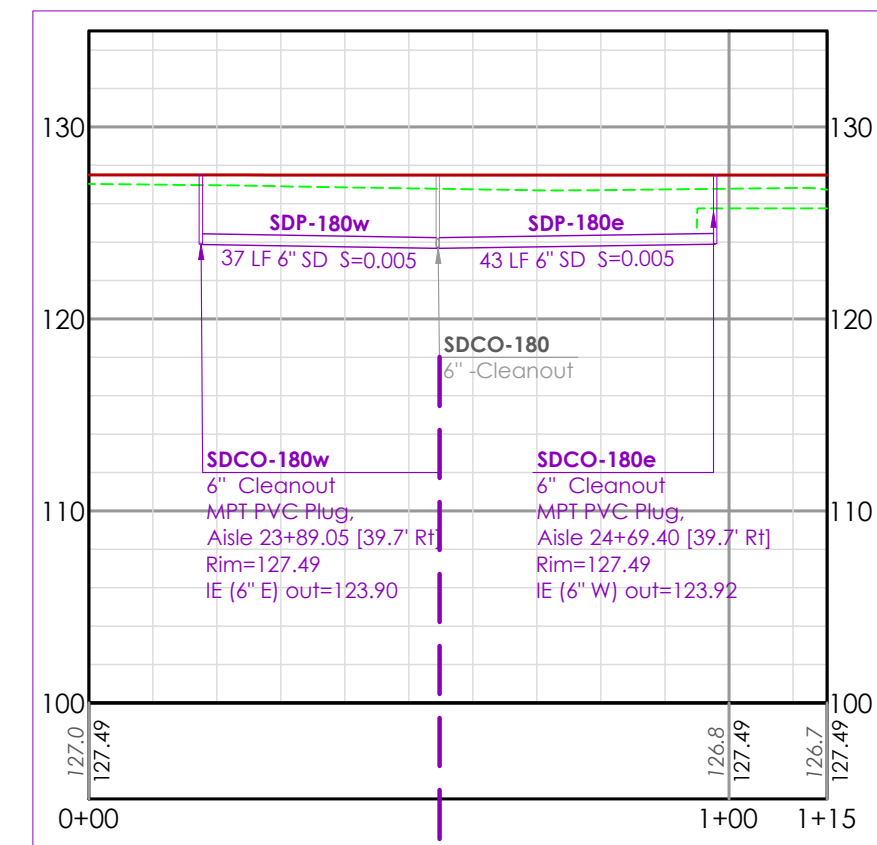
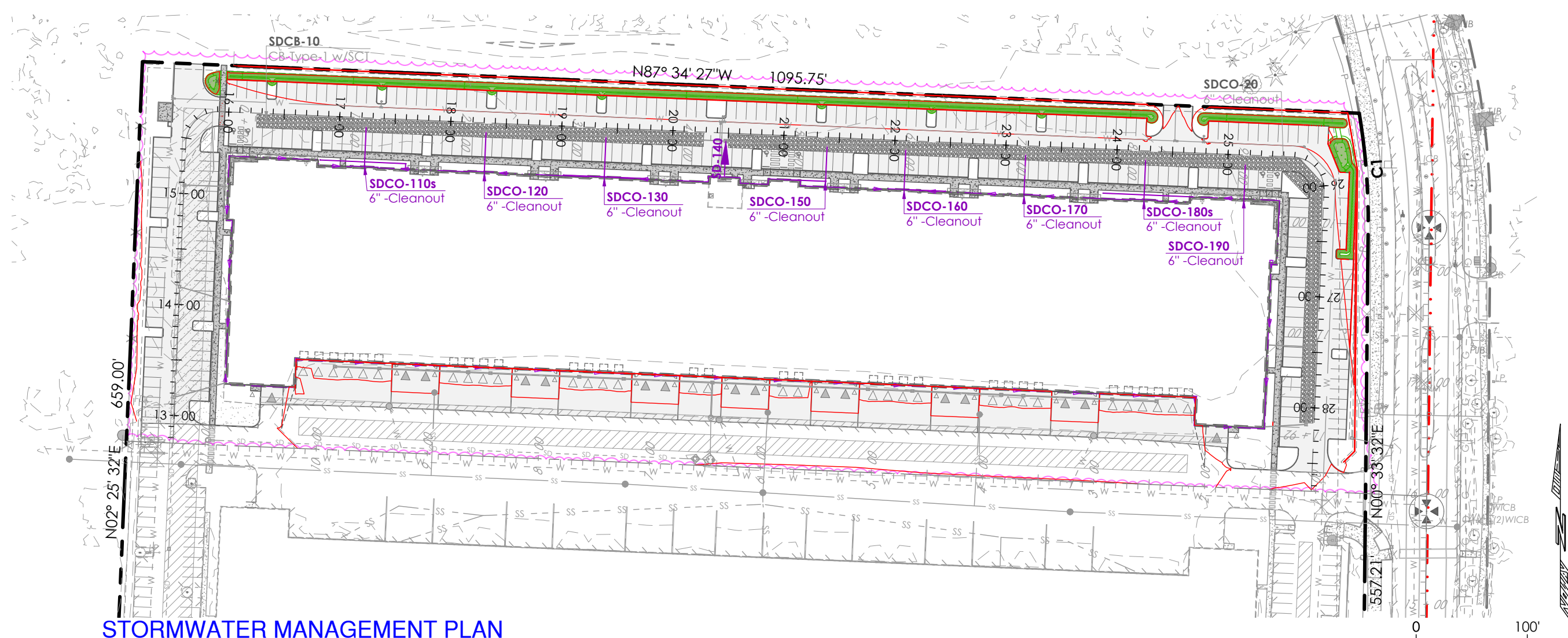
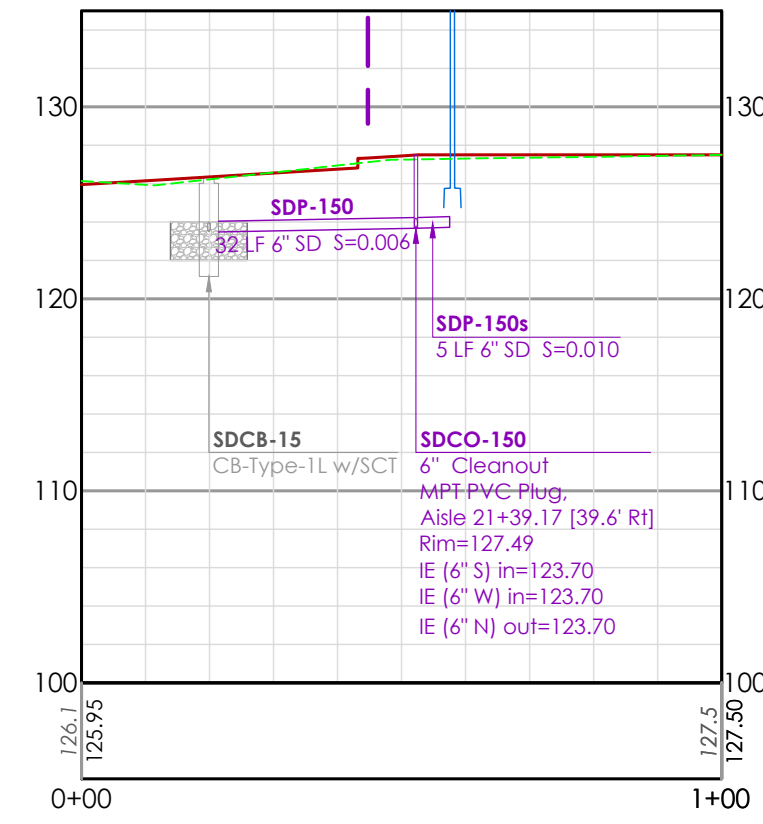
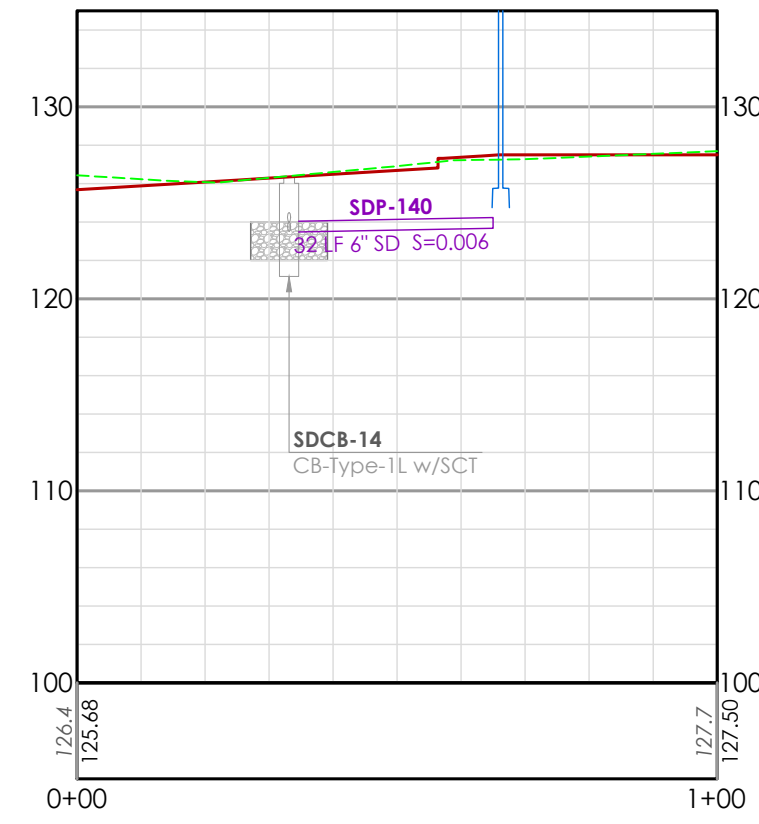
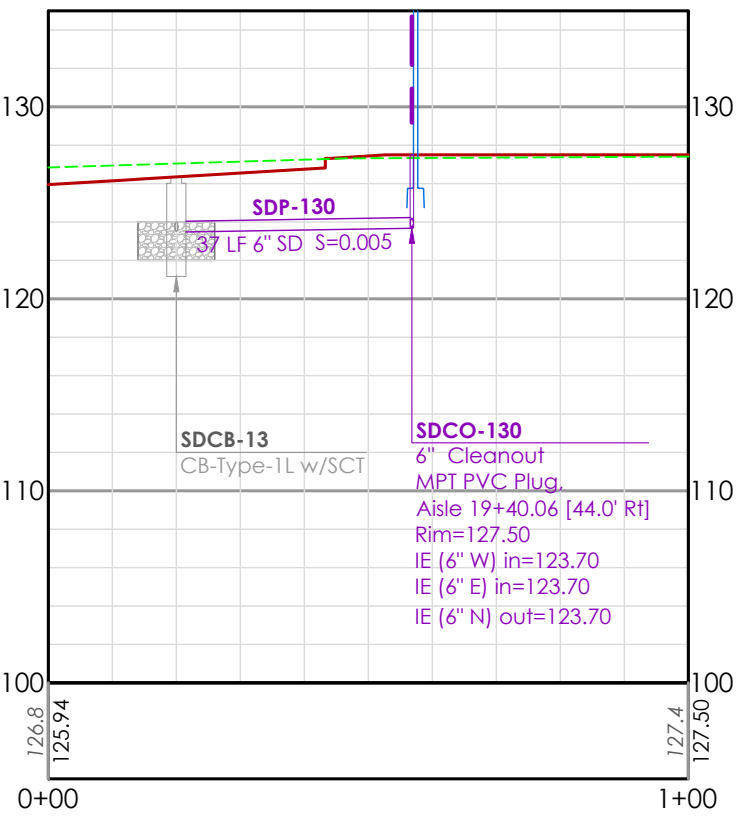
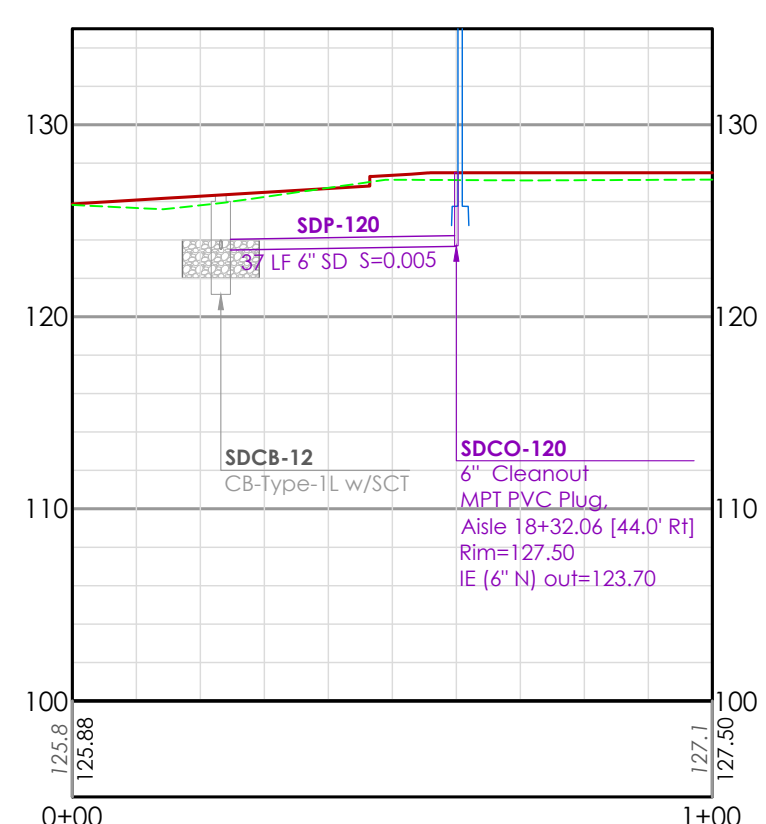
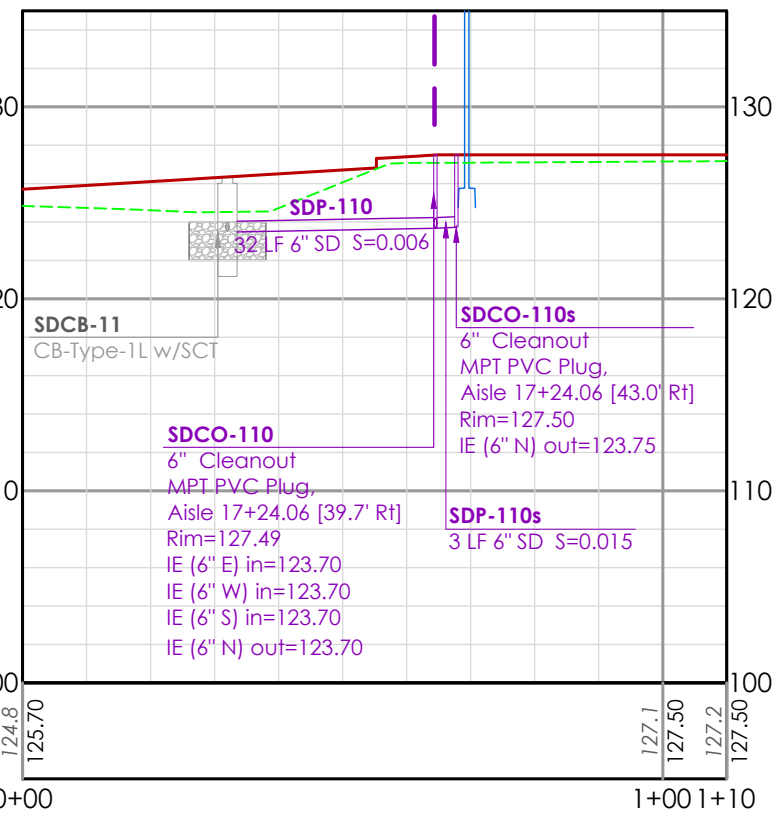
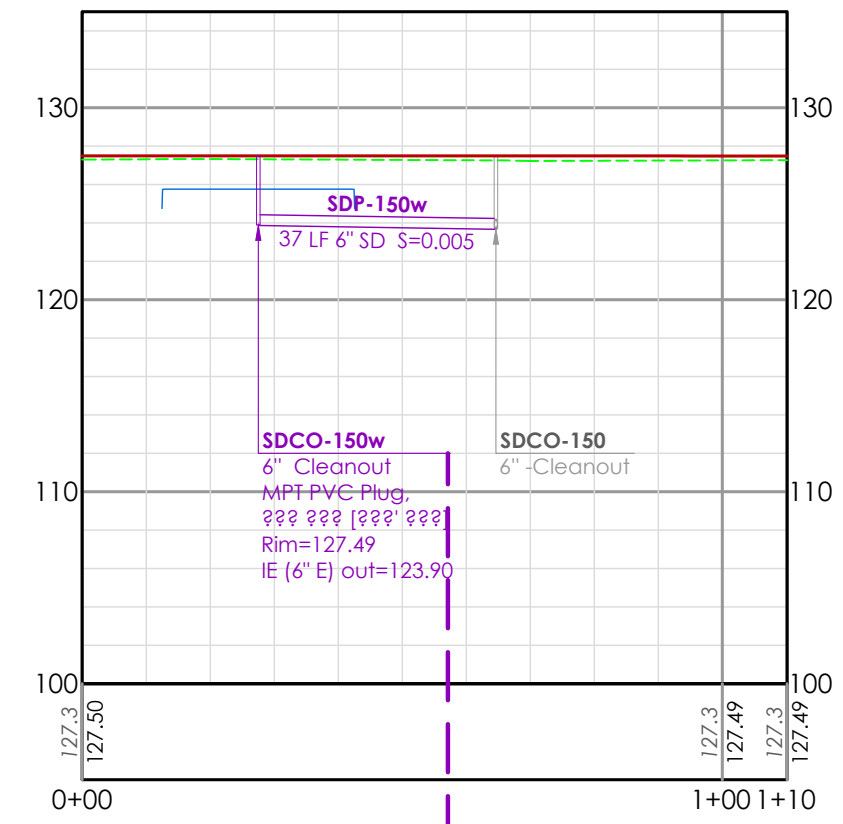
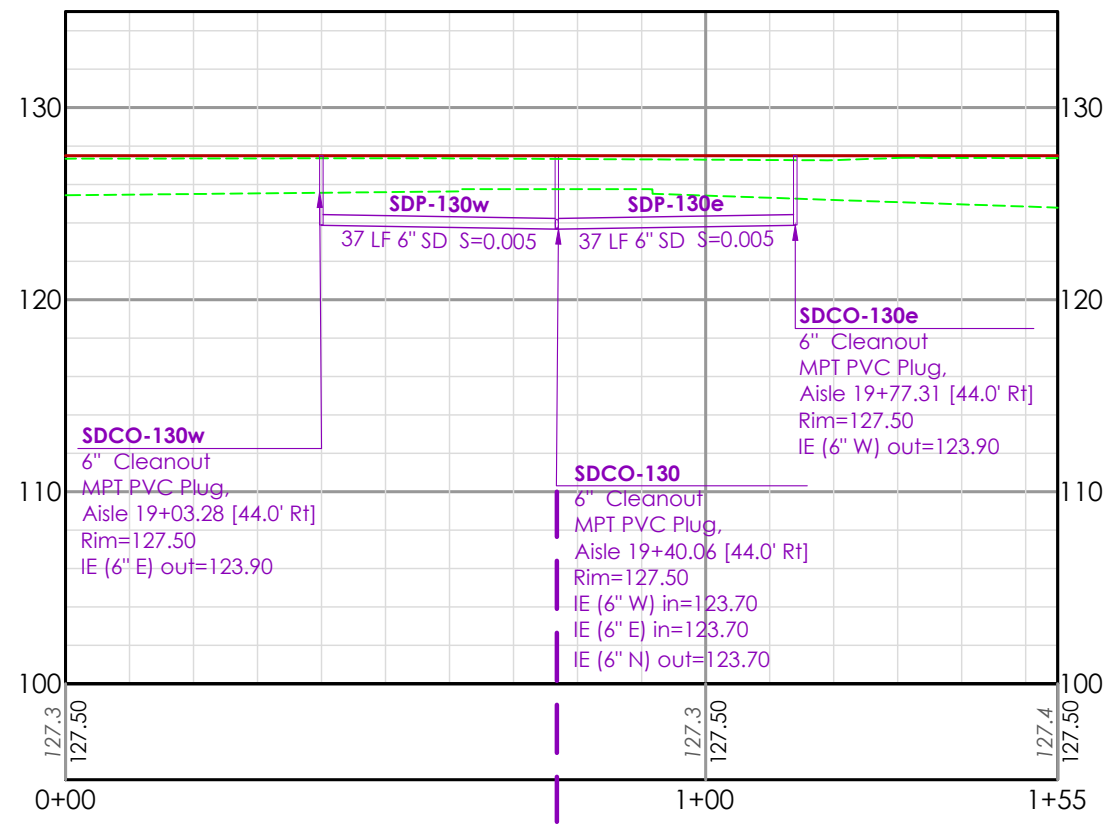
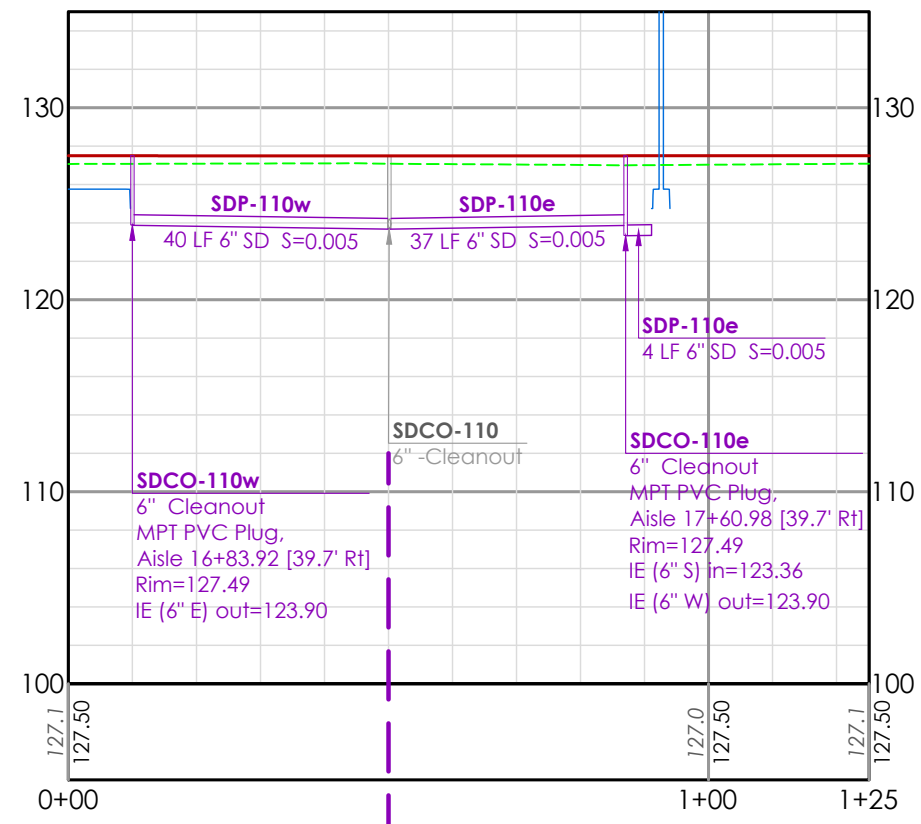
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Arlington Airport Building B

4417 172nd St NE, Arlington, WA 98223  
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

City of Arlington

238 N. Olympic Ave., Arlington, WA 98223

STORMWATER MANAGEMENT PLAN AND PROFILE

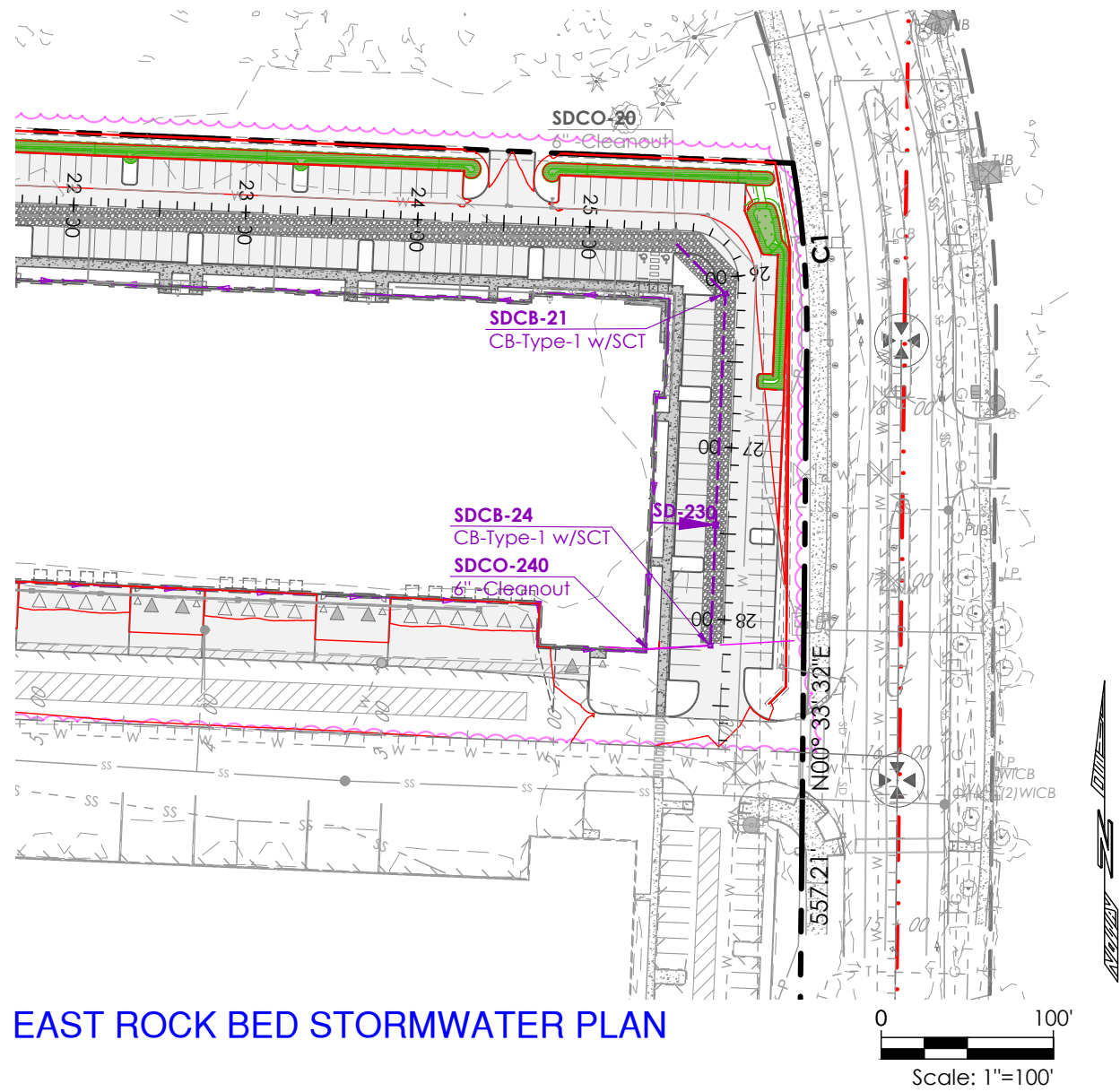
SHEET  
C12 of C15  
22x34



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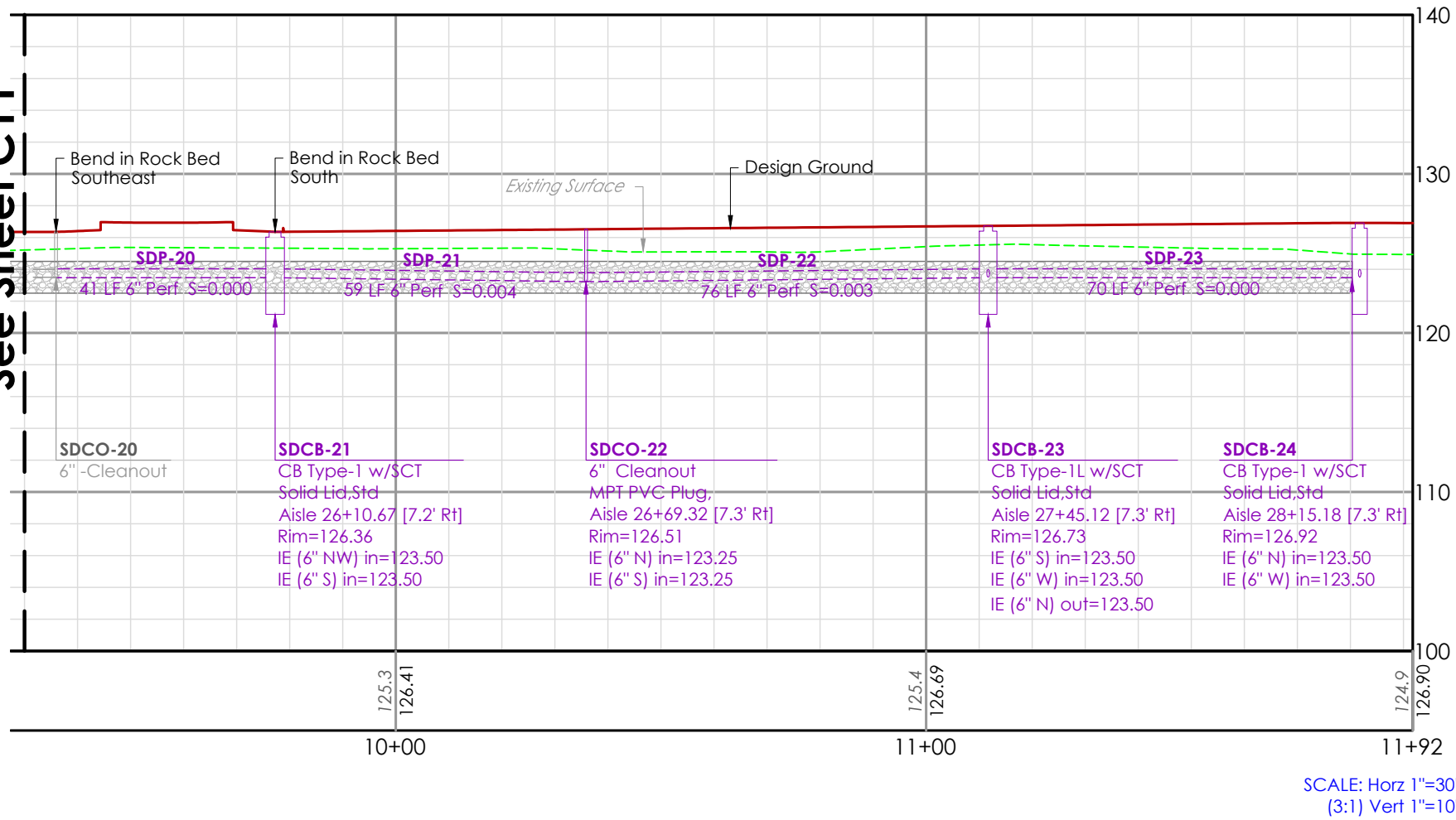
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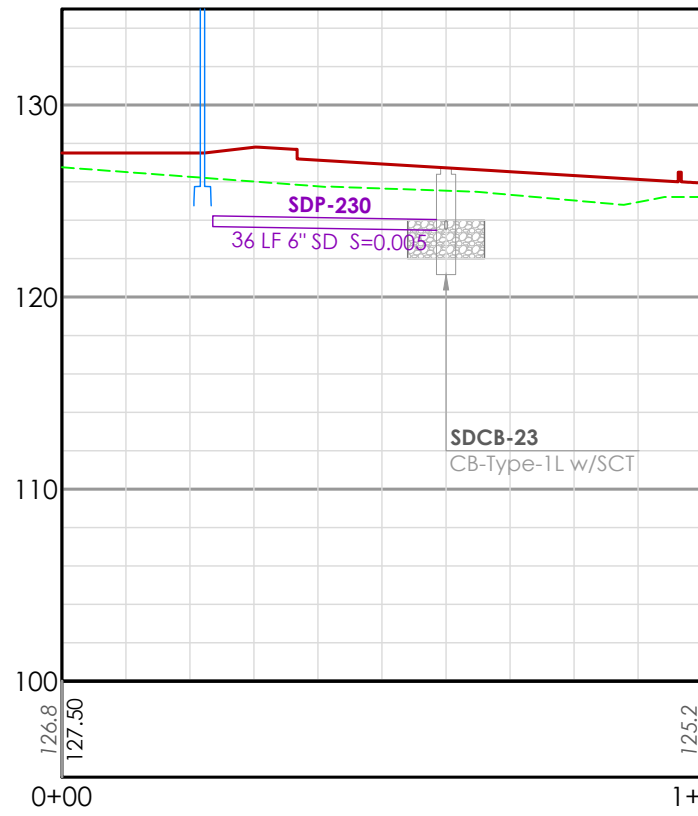
EAST ROCK BED STORMWATER PLAN

Scale: 1"=100'

MATCHLINE STA 9+30  
See Sheet C11

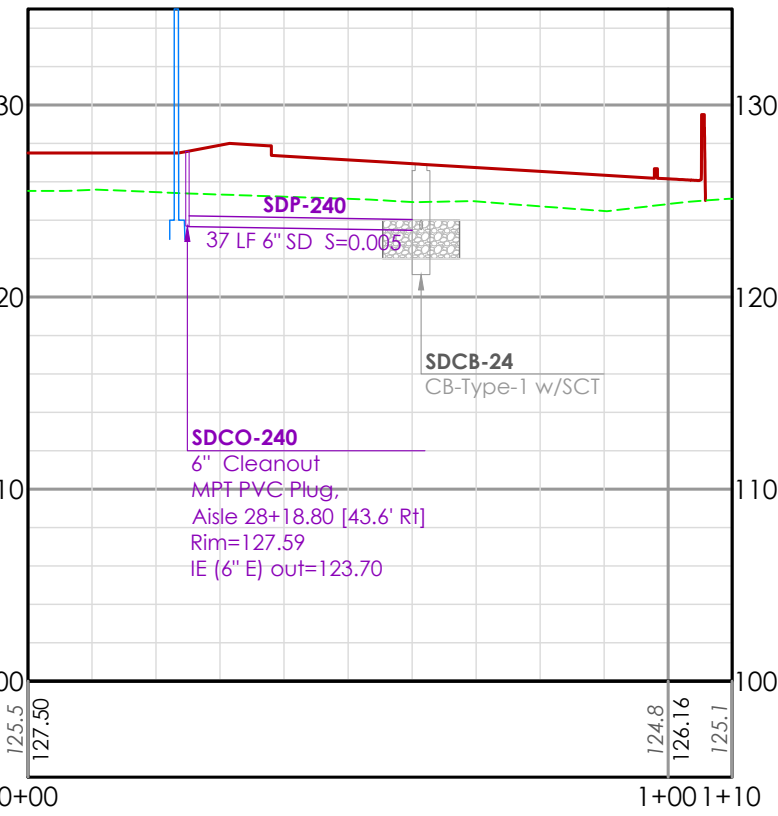


SCALE: Horiz 1"=30'  
(3:1) Vert 1"=10'



SD-230 to SDCB-23 - PROFILE

SCALE: Horiz 1"=30'  
(3:1) Vert 1"=10'



SDCO-240 to SDCB-24 - PROFILE

SCALE: Horiz 1"=30'  
(3:1) Vert 1"=10'

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CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED  
PER THE CONDITIONS ON THE TITLE SHEET.  
BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

Arlington Airport Building B

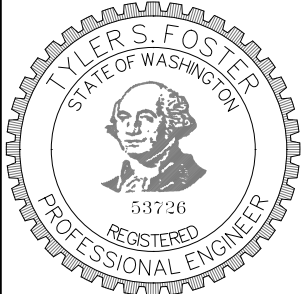
City of Arlington

4417 172nd St NE, Arlington, WA 98223  
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST W.M.

238 N. Olympic Ave., Arlington, WA 98223

STORMWATER MANAGEMENT PLAN AND PROFILES

PROJECT LEAD: Merve  
CHECKED BY: Tyler  
DRAWN BY: Merve, Alex  
DATE: March 1, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -



LAND TECHNOLOGIES  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

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SHEET  
C13 of C15  
22x34



A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

BIORETENTION SOIL MEDIA PROCEDURE NOTE:

Two acceptable criteria for Bioretention Soil Media (BSM or CAS):

- Default Bioretention Soil Media
- Custom Bioretention Soil Mix.

Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

Mineral Aggregate

Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

Aggregate Gradation

The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:

- Coefficient of Uniformity ( $C_u = D_{60}/D_{10}$ ) equal to or greater than 4, and
  - Coefficient of Curve ( $C_c = (D_{30})^2/D_{60} \times D_{10}$ ) greater than or equal to 1 and less than or equal to 3.
- The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregate.

General Guideline for Mineral Aggregate Gradation	
Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity

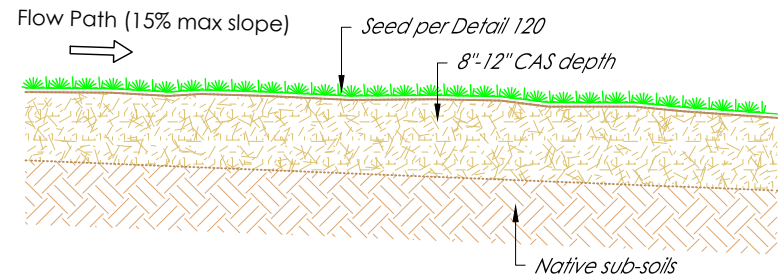
- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35 - 40 percent compost.
- Organic matter content: 5 - 8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

Compost

To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.

- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at <http://www.ecy.wa.gov/programs/swfa/organics/soil.html>
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at <http://www.ecy.wa.gov/programs/swfa/compost/>
- The compost product must originate a minimum of 45 percent by volume from recycled plant waste as defined in WAC 173-350-100 as "Type I Feedstocks." A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as "Type II", including postconsumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mixes.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-B (gradations are shown in the specification in an appendix of the **Low Impact Development Technical Guidance Manual for Puget Sound**)
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less than 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-B "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02D "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

500 Bioretention Soil Media (BSM) SCALE: NTS



Option 1: Leave native soil undisturbed, and protect from compaction during construction.

Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:

- a. Scarify subsoil to a depth of one foot.
  - b. In planting beds, place three inches of compost and fill in to an eight-inch depth.
  - c. In turf areas, place two inches of compost and fill in to an eight-inch depth.
  - d. Apply two to four inches of arborist wood chip, coarse bark mulch, or compost mulch to planting beds after final planting.
- (Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County).

Option 3: Disturbed Soil.

Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

Option 4: Import topsoil mix with 10% min soil organic matter content.

Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

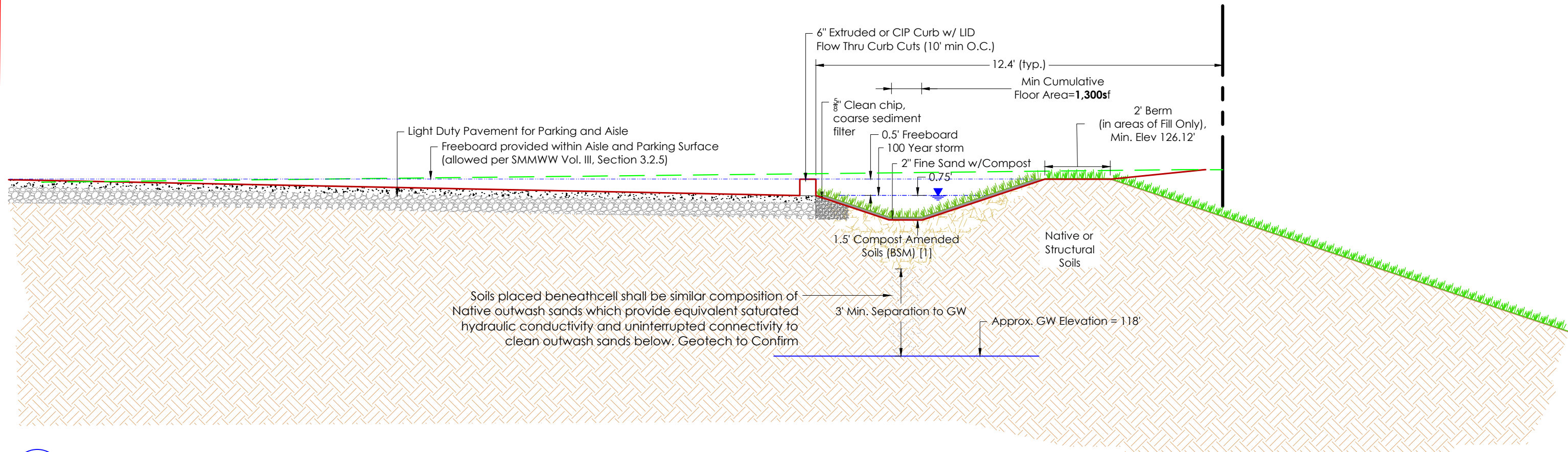
513 Post-Construction Amended Soils SCALE: NTS

**Design Criteria for Custom Bioretention Soil Mixes** Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:

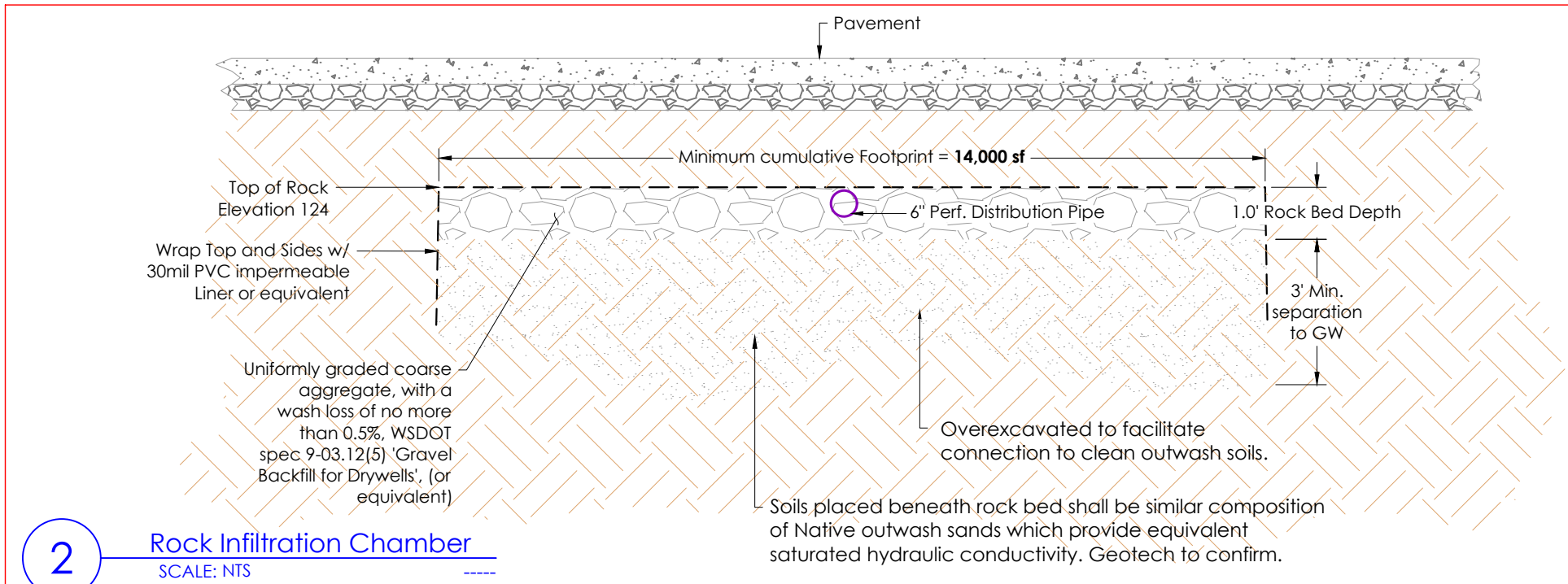
- CEC  $\geq 5$  meq/100 grams of dry soil; USEPA 9081
- pH between 5.5 and 7.0
- 5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test; ASTM D2974 (Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing the 200 sieve; TMECC 04.11-A
- Measured (Initial) saturated hydraulic conductivity of less than 12 inches per hour; ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method s for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-8, Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
- Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention soil mix infiltration rate."
- If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.

1 Bioretention Cell SCALE: NTS



2 Rock Infiltration Chamber SCALE: NTS



3 TRAFFIC RATED COVER SCALE: NTS

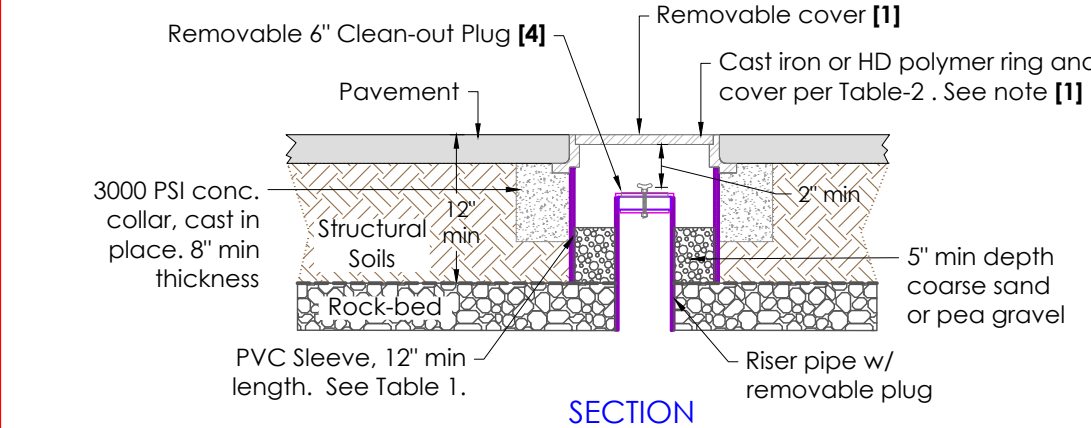


TABLE-1 PVC Sleeves

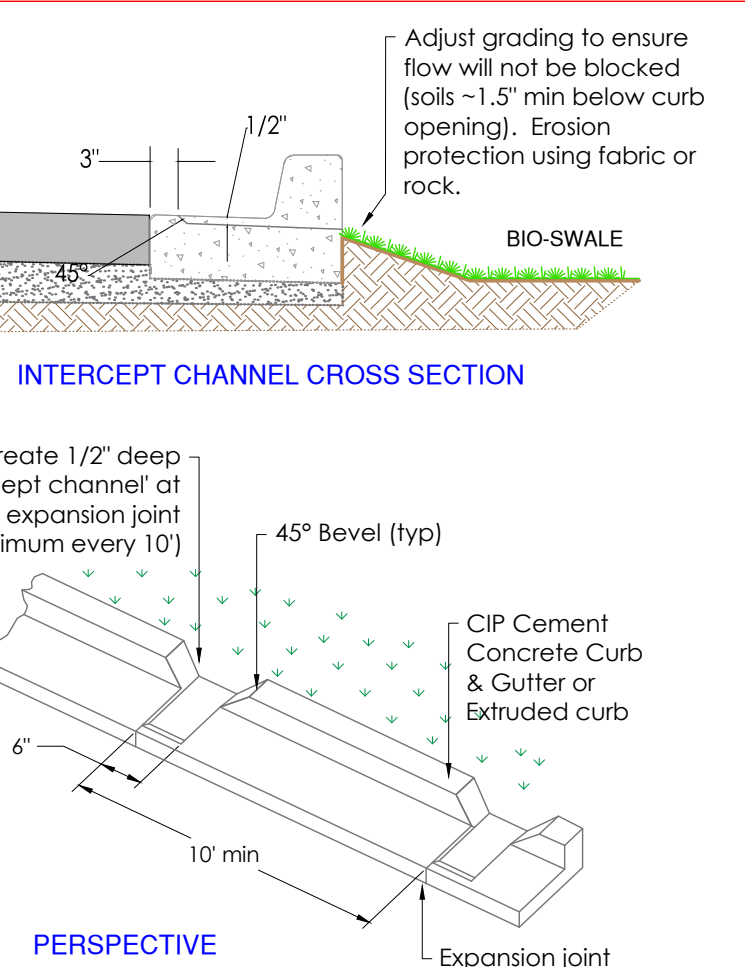
Riser Pipe Dia (in)	Ring & Cover Dia (in)	PVC sleeve Dia (in)
6	10	12
8	12	12
12	12	18

TABLE-2 RING AND COVERS

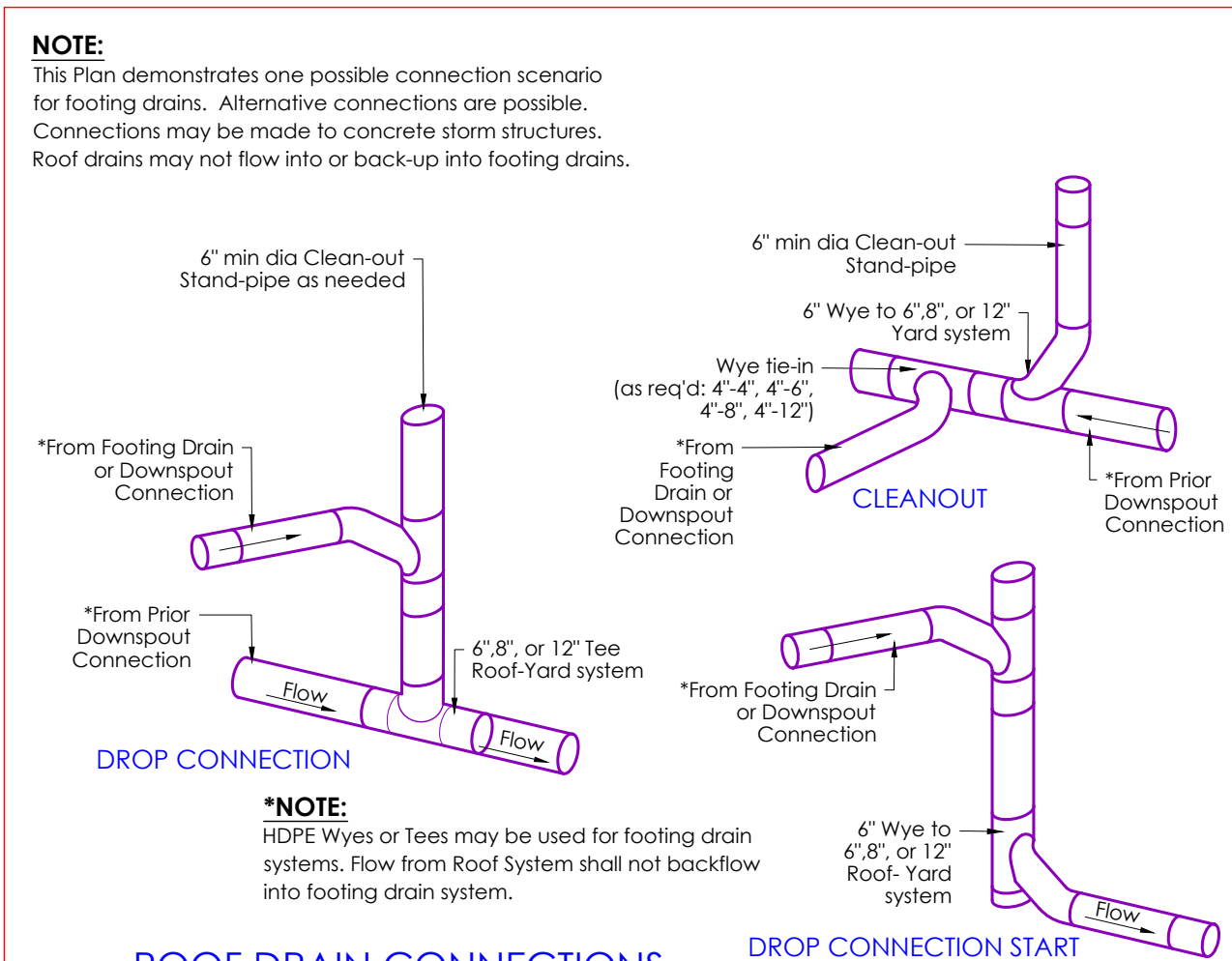
Riser Dia (in)	Mfg, Material	Part-No	Description	Dsgn-Load	Rating
6"	Carson, HDPE	910	9" Dia 10"-deep	300 lb/sf	Ped
8"	Firelyte, composite	FL-08	9" Dia Valve box, 12"-deep	8,000 lb/sf	Tier-8
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	15,000 lb/sf	Tier-15
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	22,500 lb/sf	Tier-22
12"	Carson, plastic	1419	14"x19" 12"-deep	300 lb/sf	Ped
12"	Synertech, composite	Duo-13x24	13"x24" box 12"-deep	15,000 lb/sf	Tier-15

NOTES:

1. Ring and cover must be rated HS-20 if used in paved areas. See table for sizes and recommended parts. Equivalent or higher grade parts may be used.
2. Cover for shall read "DRAIN" or be blank (no label).
3. All bolts shall be 5/8"-11 nc 304 Stainless Steel socket (Allen) head.
4. 6" Clean-out Plug, (Cherne 6" Original Gripper PN: 270261 or equiv)
5. Cover to be flush or 1" max below grade in landscape areas.
6. Riser to be plugged at all times during and after construction activities.



7 LID Curb Intercept SCALE: NTS



10 Roof & Footing Connection SCALE: NTS

CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED  
PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

LAND TECHNOLOGIES

18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

PROJECT LEAD: Merve  
CHECKED BY: Tyler  
DRAWN BY: Merve, Alex  
DATE: March 1, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Arlington Airport Building B

City of Arlington

4417 172nd St NE, Arlington, WA 98223  
A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.

288 N. Olympic Ave., Arlington, WA 98223

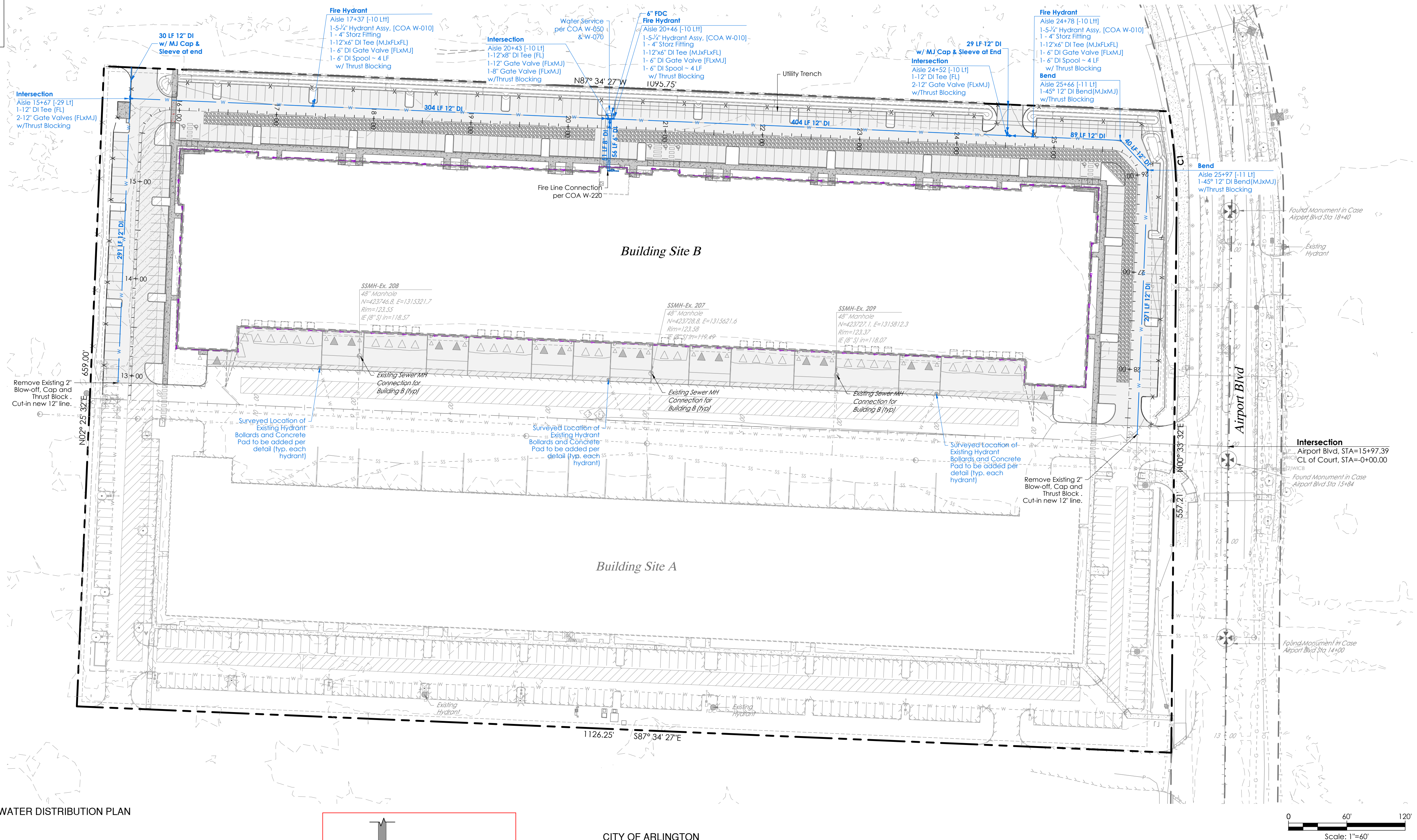
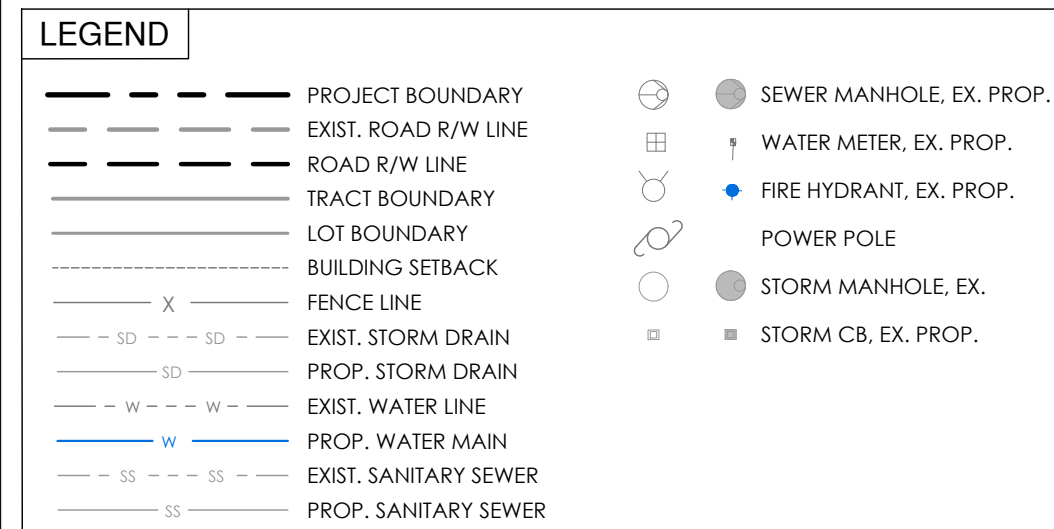
STORMWATER MANAGEMENT DETAILS

SHEET  
C14 of C15  
22x34

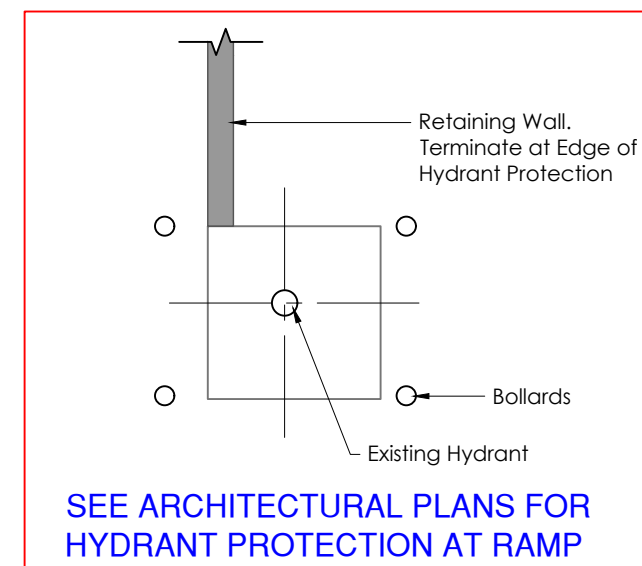
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A PORTION OF SECTION -, TOWNSHIP - NORTH, RANGE - EAST, W.M.



## WATER DISTRIBUTION PLAN

CITY OF ARLINGTON  
WATER SYSTEM CONSTRUCTION NOTES.

- |   |   |
|---|---|
| 1. All work shall be in accordance with the approved plans and current edition of the city of Arlington Standards and Specifications. Any changes to the design require city approval.  | 11. Prior to making connections to the existing system, contractor shall field verify the location, depth and material of existing water mains at the point of connection.  |
| 2. All materials shall conform to the city standards and specifications and shall be approved by the city prior to delivery to the job site. Material submittals are required and must be approved prior to scheduling a pre-construction conference.   | 12. All water lines shall be a minimum of 10 foot horizontal clearance from sanitary sewers. When water lines cross sewer lines, the minimum vertical clearance shall be 18 inches.   |
| 3. Water mains shall be cement-lined ductile iron pipe class 52 unless otherwise approved by the city.  | 13. To fill the man for flushing, pressure and purity tests, the contractor is required to use an approved meter and DCVA. The hydrant shall remain in the full open position to prevent back-siphonage through the drain hole. After successful testing, the contractor will tie into the existing system, using disinfected sleeves and spool pieces. |
| 4. All service locations shall be field approved by the city prior to installation.   | 14. The contractor shall contact the city for valve operation. Only authorized representatives of the city can operate valves in the city water system.   |
| 5. It is the contractor's responsibility to locate underground utilities by calling one-call underground utility locator (1-800-424-5555) 48 hours prior to construction.   | 15. The contractor is hereby notified that, since filling and flushing will be done through a cross-connection control device, low velocity flows may be encountered. Therefore, every attempt shall be made to keep the pipe clean during installation, this may include swabbing the pipe with chlorinated water.                                     |
| 6. Adequate trench sheeting and/or shoring shall be provided by the contractor as required by OSHA and WISHA.   | 16. The contractor shall perform temporary soil erosion and sedimentation control, dust control, noise control, and traffic control as required by the city or other applicable agencies.   |
| 7. The pipe shall be installed by following the finished grade profile wherever possible. The depth of cover shall be typically 36 inches (3 feet), and may be up to 40 inches (5 feet) with the approval of the city engineer. Water mains under the state (or county) highways shall meet the minimum cover depths required by WSDOT (or Snohomish County). | 17. Cutting and patching of road ways shall conform to the requirements of the right-of-way permit of the city or other applicable agency.  |
| 8. Pipe joint deflections shall not exceed one-half of pipe manufacturer's recommended maximum deflections. Bends may be required to maintain proper water main alignment within easements or public right-of-way.  | 18. All in-line "Bell" pipe joints shall be restrained with field lock gaskets.   |
| 9. Water main shall not be placed under sidewalk, curbs, gutters, or any permanent structures without the prior approval of the city engineer.  | 19. All fittings shall be restrained joints and have thrust blocking.   |
| 10. No connection to the city water system is allowed until the new construction passes pressure and purity tests, and has been approved and accepted by the city.  |   |

CONSTRUCTION DRAWING APPROVAL  
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PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
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C15 of C15  
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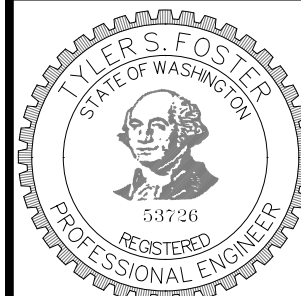
Don	Arlington
A 98223	4417 172 A PORTION OF SECTION

WATER DISTRIBUTION PLAN

Arlington Airport Building B  
4417 172nd St NE, Arlington, WA 98223  
EAST, W.M. - NORTH, RANGE - TOWNSHIP, SECTION OF

PROJECT LEAD: *Merle*  
 CHECKED BY: *Tyler*  
 DRAWN BY: *Meir, Alex*  
 DATE: *March 1, 2022*

REVISION 1: -  
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 REVISION 4: -  
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**LAND TECHNOLOGIES**  
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## MAKING A "WAY" OUT OF "NO WAY"

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